

TO LET // **OPEN STORAGE OPPORTUNITY** // **0.42 ACRES (0.17 HECTARES)**



**KGN COMPOUND NORTH
WESTERN AVENUE
PORT OF SOUTHAMPTON**

SO15 0HH /// rare.crust.spices



24/7 PORT
SECURITY



2.4M HIGH
SECURE
FENCE



PREMIUM
LOCATION



WATER AND
ELECTRIC
AVAILABLE

PORT OF SOUTHAMPTON

Ideally located on the South Coast close to major shipping lanes linking the UK to European and global markets, Southampton is Britain's Gateway to the World. The port is the UK's number one hub for deep sea trade and a critical link in supply chains serving businesses and manufacturers nationwide.

Southampton is the UK's number one vehicle handling port, processing 900,000 vehicles per year and is home to the country's second largest container terminal.

The Port of Southampton supports 45,600 jobs and contributes £2.5 billion to the nation's economy every year. As the nation's number one deep sea trade hub, it handles exports worth £40 billion annually, including £36 billion destined for markets outside the EU.



PROPERTY

OPEN STORAGE SITE - TO LET
PORT OF SOUTHAMPTON

KGN COMPOUND NORTH



See more information on the Port of Southampton at:
abports.co.uk/locations/southampton

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DESCRIPTION

The site extends to approximately 0.42 acres, comprising a rectangular shape, sitting within the Western Southampton Docks, adjacent to the DP World container terminal:

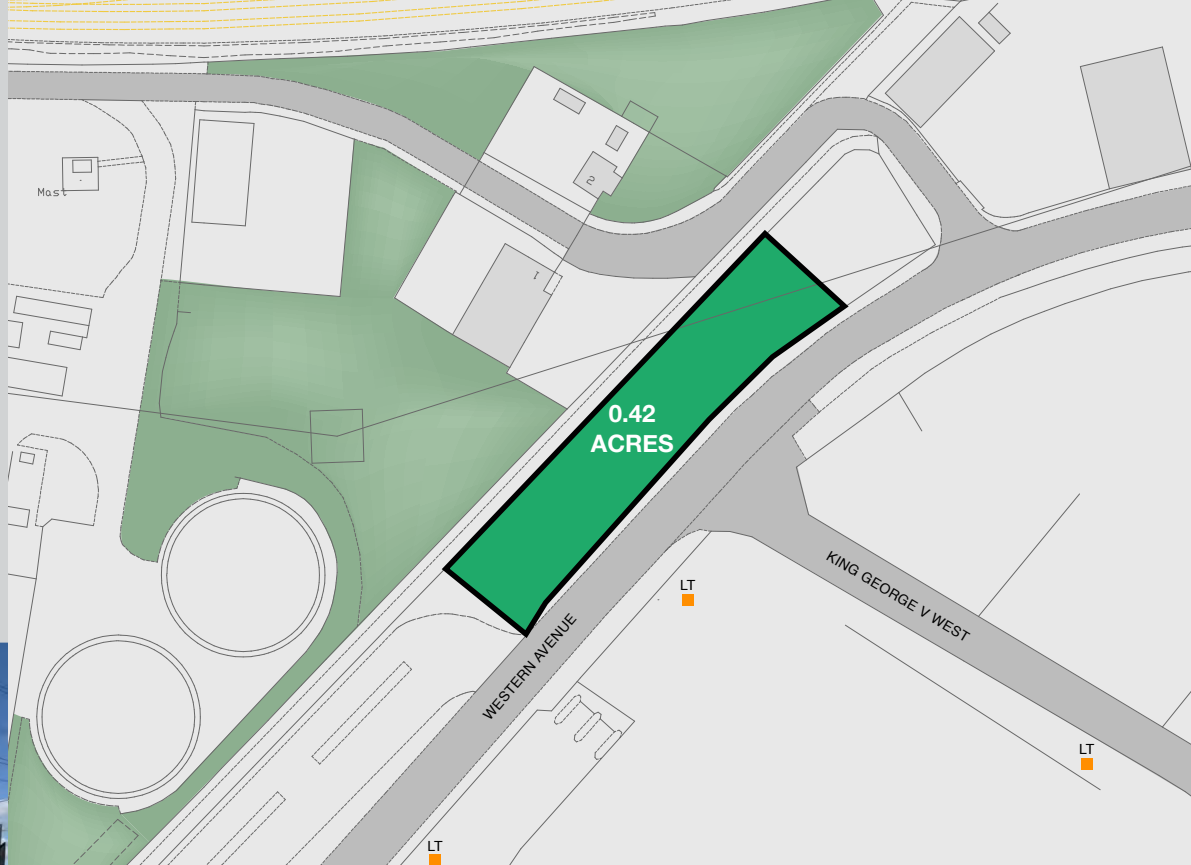
24/7 SECURITY

TYPE 1 SURFACE

ELECTRIC AND WATER (NO FOUL)

2.4M SECURE FENCING AND AN 8M WIDE GATE

MULTI-MODAL CONNECTIVITY



0.42 ACRES

LOCATION

The site is situated on Western Avenue and accessed via Dock Gate 10, benefiting from access to Southampton Docks together with connections to the M27/M3 via the A33 and M275.

The Port of Southampton is located to benefit from excellent transport connections by multi-modal means with rail, road and deep-sea access on it's doorstep. Southampton International Airport is just a short distance away.



ROAD

A33 - 1.2 miles
M271 - 2.0 miles
M27 J3 - 3.6 miles
M3 J14 - 7.7 miles

Southampton Airport - 6 miles
Bournemouth Airport - 28 miles
Heathrow Airport - 67 miles
Gatwick Airport - 87 miles

VAT

VAT will be charged on all costs.

TERMS

Available by way of a surrender of the existing lease and agrant of a new lease for a term to be agreed. Rent is £73,000 per annum.

SERVICE CHARGE

A provision will be included in any lease for each tenant to pay a sum to contribute to the cost of maintaining the common areas of the port estate.

VIEWING

Viewings are strictly by appointment only. Please contact the letting agents for further information.



IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991 (REPEAL) ORDER 2013

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