

TO LET / WAREHOUSE UNIT / 16,468 SQ FT (1,530 SQ M)

On a plot of 1.19 acres



UNIT G105, WEST BAY ROAD,
WESTERN DOCKS, SOUTHAMPTON

SO15 1AW /// leaves.zest.ozone



6.51 METRES
EAVES HEIGHT



2 LEVEL ACCESS
LOADING DOORS



SECURE
YARD



CITY CENTRE
CLOSE TO
DOCKS



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.

G105



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



PROPERTY

WAREHOUSE UNIT - TO LET
SOUTHAMPTON

02

OVERVIEW

The property comprises a detached warehouse unit of steel portal frame construction, with external profile cladding. The unit is accessed via a single pedestrian door or via the two roller shutter doors. Capped water and electric services are in situ. Externally, the site is enclosed by profile mesh fencing with one vehicular access point. The site, including the warehouse, extends to 1.19 acres. The unit can be provided in a refurbished condition, subject to terms agreed.



ACCOMMODATION

The property has been measured using RICS Code of Measuring Practice to Gross Internal Area.

Description	sq ft	sq m
Warehouse	16,468	1,530
Total Approx. GIA	16,468	1,530

16,468 SQ FT
(1,530 SQ M)

SPECIFICATION



6.51 METRES
EAVES HEIGHT



38 METRES
YARD DEPTH



2 ROLLER SHUTTER
LOADING DOORS



3 PHASE
ELECTRICITY
SUPPLY



24/7 PORT
SECURITY



HGV
ACCESS





LOCATION

The property fronts West Bay Road within the Port of Southampton, accessed via Dock Gate 10. The building benefits from a strategic location on the Port with great access to the A33 and M271, leading to the M27 and M3.



ROAD

A33 - 0.6 miles
M271 - 3.0 miles
M27 J3 - 4.6 miles
M3 J14 - 8.8 miles

Southampton Airport - 11 miles
Bournemouth Airport - 29 miles
Heathrow Airport - 68 miles
Gatwick Airport - 92 miles

TERMS

The unit is available by way of a new Full Repairing and Insuring lease for a term to be agreed.

RATEABLE VALUE

The unit has a rateable value of £166,000.

VIEWINGS

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

RENT

Rent is £180,000 per annum exclusive of VAT.



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PROPERTY