

TO LET / **WAREHOUSE UNIT** / **26,137 SQ FT** (2,428.24 SQ M)



**/ WAREHOUSE K, WEST BAY ROAD,
SOUTHAMPTON
SO15 1HJ**

/// thick.places.cracks



**MINIMUM EAVES
HEIGHT OF 7.81M**



**3 DOCK LEVEL
LOADING DOORS**



**PALISADE
FENCING**



**CITY CENTRE
CLOSE TO
DOCKS**

OVERVIEW

The property comprises a detached warehouse unit of steel portal frame construction, with inner blockwork and external profile cladding with brickwork. Access to the unit is by 3 electric roller shutter doors. The property also benefits from 3 dock level loading doors.

Capped services are in situ. Externally, the site is enclosed by palisade fencing and has two separate vehicular access points, together with a yard demise extending to 52,016 sq ft. The unit is undergoing a refurbishment with specification available on request.



ACCOMMODATION

The property has been measured using RICS Code of measuring practice to Gross Internal Area.

Description	sq ft	sq m
Warehouse	23,095	2,145.60
Dock level loading base	709	65.90
Canopy	2,333	216.73
Total Approx. GIA	26,137	2,428.24

26,137 SQ FT
(2,428.24 SQ M)



SPECIFICATION



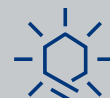
**3 PHASE
ELECTRICITY
SUPPLY**



**SECURE
52,016 SQ FT
YARD**



**TARMAC
SURFACED
YARD**



**LED
LIGHTING
THROUGHOUT**



**HGV
ACCESS**



**3 DOCK LEVEL
LOADING DOORS**



**DEDICATED
PARKING**





LOCATION

The property is located off Herbert Walker Avenue within the port, accessed via Dock Gate 10 from West Quay Road. The property fronts West Bay Road within the Port, accessed via Dock Gate 10, and neighbours the Southampton Tesla Centre. 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 - 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

TERMS

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

EPC

Available on request.

RATEABLE VALUE

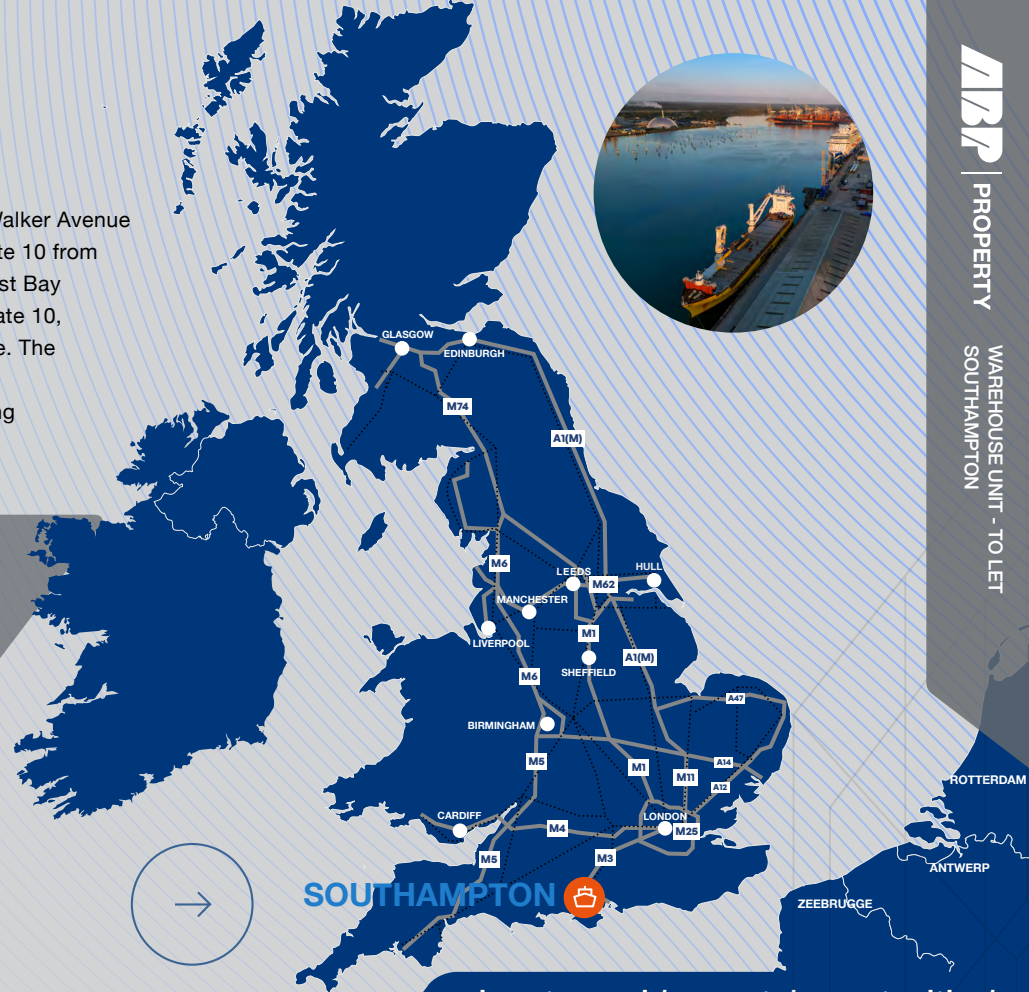
Available upon request.

VIEWINGS

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

RENT

Available upon request.



SOUTHAMPTON

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PROPERTY