

# TO LET / WAREHOUSE UNIT / 23,131 SQ FT (2,148.9 SQ M) (Plus 2,333 sq ft canopy)

IMPERIAL WAY

WEST BAY ROAD

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

# PORT OF SOUTHAMPTON



PROPERTY

WAREHOUSE UNIT - TO LET  
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 550,000 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.

WAREHOUSE K



See more information on the Port of Southampton at:  
[abports.co.uk/locations/southampton](https://abports.co.uk/locations/southampton)

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# 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 three electric roller shutter doors. The property also benefits from three dock level loading doors.

Capped services are in situ. Externally, the site is enclosed by palisade fencing and has two separate vehicular access points, along with a dedicated yard demise. The unit is undergoing a refurbishment with specification available on request.



PROPERTY SOUTHAMPTON WAREHOUSE UNIT - TO LET

# ACCOMMODATION

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

Description	sq ft	sq m
Warehouse	23,131	2,148.9
Dock level loading base	709	65.9
Canopy	2,333	216.7
<b>Total Approx. GIA</b>	<b>26,173</b>	<b>2,431.6</b>

# SPECIFICATION



3 PHASE ELECTRICITY SUPPLY



SECURE YARD



TARMAC SURFACED YARD



LED LIGHTING THROUGHOUT



HGV ACCESS



3 DOCK LEVEL LOADING DOORS



DEDICATED PARKING

**26,173 SQ FT**  
(2,431.6 SQ M)





## 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 - 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

The property has been assessed and has an EPC rating of B (47).

### VIEWINGS

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

### RATEABLE VALUE

Available upon request.

### RENT

Available upon request.



**SOUTHAMPTON**

[abports.co.uk/property/opportunities/](http://abports.co.uk/property/opportunities/)

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