

MARCHWOOD INDUSTRIAL PARK

Southampton

Hampshire, SO40 4BL

24/7 access and on-site security

Industrial Units / Warehouses /
Fenced Open Storage Sites To Let

Easy access to the docks, M271 and M27



Opportunity

Our available warehouses, industrial units and secure compounds are situated within the established Marchwood Industrial Park which is approximately 96 acres.

Marchwood and its business community are key components to the success of the Port of Southampton and the surrounding region. Existing occupiers include Tarmac, Veolia, Biffa, Goldstar, Isotank, TIP Trailers, Royal Mail and many more.

Southampton is the UK's number one vehicle handling port, handling 900,000 vehicles per year. It is also Europe's leading turnaround cruise port, welcoming around 2 million passengers annually and is home to the UK fleets of the largest cruise line operators in the world. It is also home to the second largest container terminal in the UK and in 2018 handled more than 1.9 million TEUs.

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

Location

Marchwood Industrial Park is situated on the western bank of Southampton Water, opposite Southampton Docks. Dock Gate 20 is located 4.6 miles away by road from Southampton Docks.

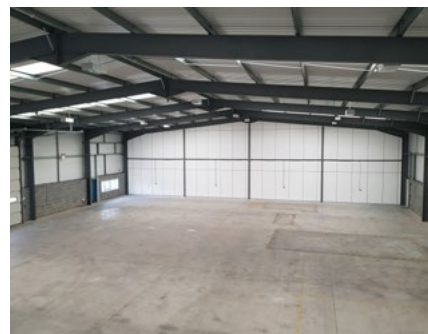
Marchwood Industrial Park benefits from access to Junction 3 of the M27 (6.1 miles) and Junction 14 of the M3 (8.5 miles).

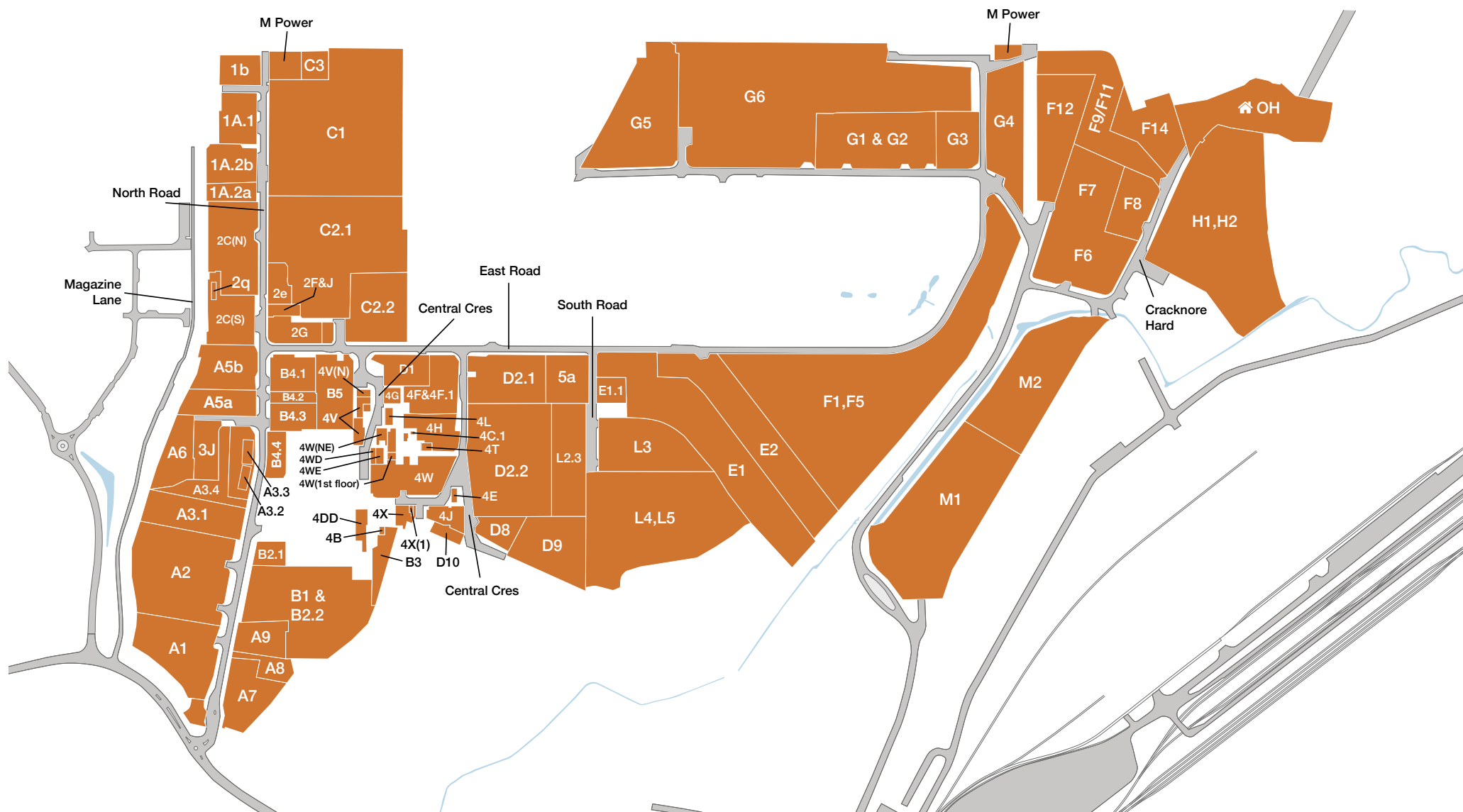
Planning

The development plan defines that employment uses comprise uses falling within classes B1 (now part of Class E), B2 and B8, and 'sui generis' uses of a similar character.

Potential Uses

- + Industrial
- + Logistics
- + Warehousing
- + Distribution
- + Open storage





Service Charge

A provision will be included in any lease for each tenant to pay a service charge contributing to the costs of maintaining the common areas of the estate and providing site security.

Tenure

Marchwood Industrial Park offers leasehold opportunities for open storage, existing accommodation or for bespoke development to meet individual occupier requirements. Terms are available on application and as per the insert schedule.

Land Space Funding

For further information, or to arrange a viewing, please contact:

**Lambert
Smith
Hampton**

Luke Mort

M: 07591 384236
D: 023 8071 3079
E: lmort@lsh.co.uk

Dan Rawlings

M: 07702 809192
D: 023 8071 3077
E: drawlings@lsh.co.uk

**HELLIER
LANGSTON**
Commercial Property Consultants
02382 022 111
www.hlp.co.uk

Matthew Poplett MRICS

M: 07971 824 525
D: 023 8057 4512
E: matt@hlp.co.uk

Jason Webb

M: 07989 959064
D: 023 8057 4513
E: jason@hlp.co.uk

Every effort has been made to ensure that the information contained in this document is correct and is believed to be so at the date of publication. Associated British Ports accepts no responsibility or liability for the accuracy of this document. The descriptions, measurements and/or area sizes contained therein are included as a general outline only, for the guidance of intended purchasers or lessees, and do not form part of any contract. Photographs and site or development land plans are indicative only.

Designed and produced by THE **COMPLETELY** GROUP www.completelygroup.com

16996.001 April 2021



Ben Ross

E: ben.ross@abports.co.uk
T: 023 8048 8833
M: 07753 325 394

Delivering Property Solutions

ABP Property has the land, the space and the in-house funding to deliver existing or bespoke property solutions. With 960 hectares of available port-based development land and a wealth of experience in the provision of industrial, logistics and office space, talk to us about how we can help you.

abports.co.uk