



Unit B4.1 Marchwood Industrial Park, North Road, Southampton SO40 4BL

TO LET

Modern Industrial/Warehouse Unit with
Secure Yard

**8,351 Sq Ft
(776 Sq M)**

Unit B4.1 Marchwood Industrial Park, North Road, Southampton SO40 4BL

DESCRIPTION

The end of terrace industrial unit is of steel portal frame construction with inner blockwork and, externally, full height profile cladding with glazed upper elevations and benefits from a 0.26 acre fenced self contained yard. Access is via two electric loading doors or separate personnel door.

Internally the unit benefits from kitchen and WC facilities, offices, concrete floor and internal minimum eaves height of 6.5m.

- ✓ Min eaves height 6.5m
- ✓ Two electric loading doors - 5m (w) x 5m (h)
- ✓ 0.26 acre self contained yard
- ✓ Allocated parking
- ✓ 24 hour on site security
- ✓ Fitted offices

LOCATION

Marchwood Industrial Park is located on the western bank of Southampton Water opposite the container terminal of Southampton Docks. It is close to the city centre and benefits from easy access to the docks, M271 and the M27.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Warehouse	7,405	688
Offices and Welfare	946	88
Total	8,351	776

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

The landlord's legal costs incurred in the transaction are to be met by the ingoing tenant.

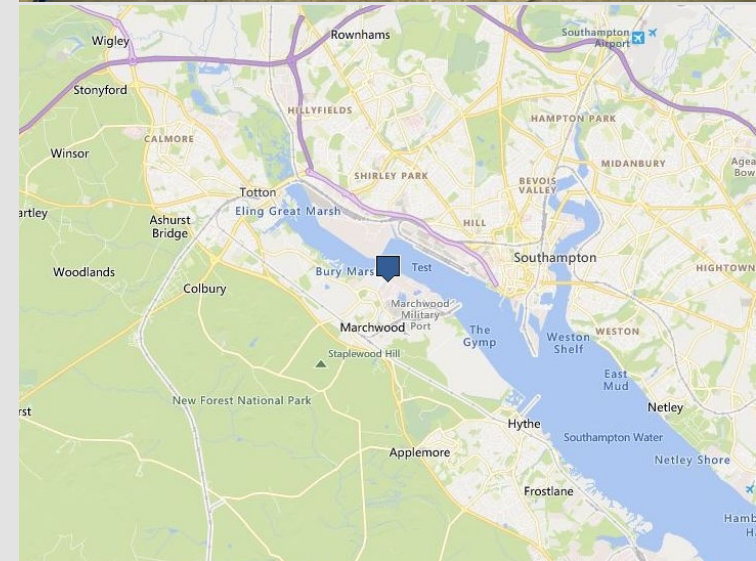
BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The property is available by way of a sub lease for a term up to 25th May 2026. Alternatively a new lease will be considered. Rent on application.

EPC Energy Asset Rating is D-86.



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Regulated by RICS 21-Mar-2023

VIEWING & FURTHER INFORMATION

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