



Britannia Wharf

MARINE PARADE, SOUTHAMPTON, SO14 5JF



TO LET

Secure Hardstanding Open Storage Site with Wharf Access
Substantial Frontage to River Itchen with 154m Long Wharf
1.47 Acre Site (0.59 Hectares)

AVAILABLE FROM NOVEMBER 2022

Description

The wharf site of approximately 1.47 acres is of various compacted hardstanding and benefits from secure access via Marine Parade. The site also benefits from wharf access.

Within the site is a decommissioned concrete block plant and a two storey office building which benefits from mains drainage, water, electric, gas heating and telecom.

The site is currently used for car storage and is available from November 2022.

Current Specification

- Secure hardstanding site
- Substantial frontage to the River Itchen (navigable) together with a wharf of 154 metres in length
- Wharf site opposite St Mary's Stadium
- Ground and first floor offices (1,298 ft²/120.59 m²)
- Concrete Block Plant (6,297 ft²/585.01 m²)
- EPC Rating (office building) – D96

Planning

The landlord is amenable to the construction of new buildings/works subject to planning.



| Accommodation | Acres | Hectares |
|--------------------|-------------|-------------|
| Site | 1.47 | 0.59 |
| TOTAL (GIA) | 1.47 | 0.59 |







Location

The site is located on Marine Parade, which is north of the Itchen Toll Bridge on the western bank of the River Itchen and within approximately $\frac{3}{4}$ mile of Southampton city centre.

Junction 5 of the M27 is approximately 3 miles away and the M271 approximately 4 miles distant. Situated prominently opposite St Mary's Stadium, the site has secure access via Marine Parade.

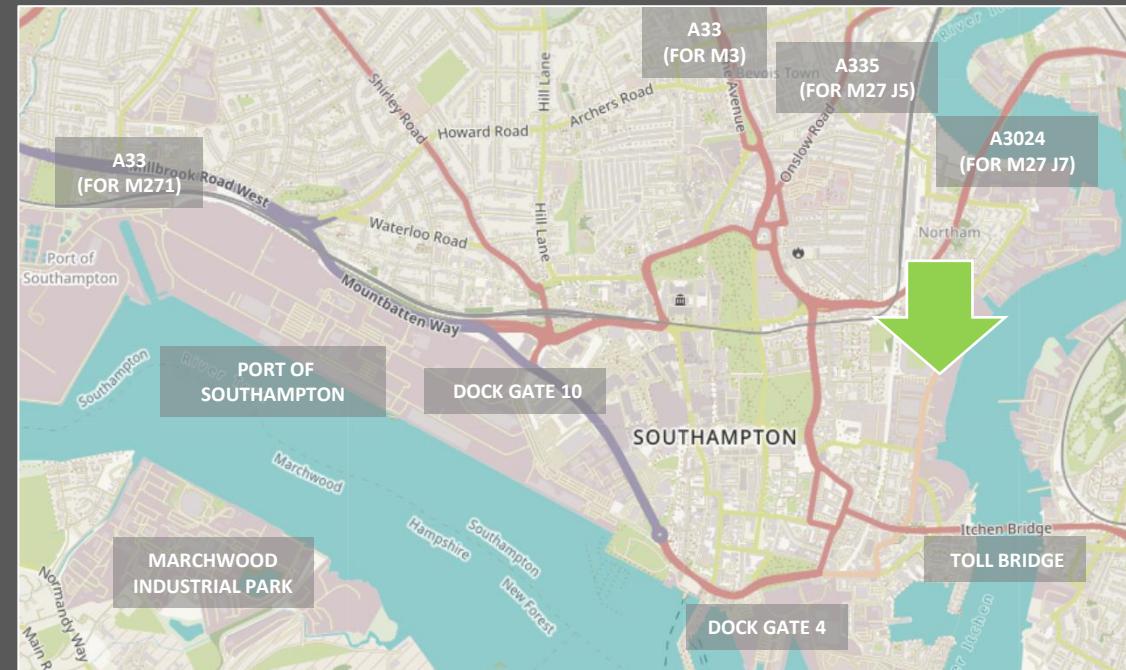
Terms

The property is available on a long-term lease outside of the Landlord & Tenant Act 1954 by negotiation at a quoting rent of £147,500 per annum exclusive of all other outgoings.

Business Rates

All enquiries to Southampton City Council (<https://www.gov.uk/correct-your-business-rates>).

| Destinations | Miles |
|---|---------|
| Port of Southampton Dock Gate 4/Dock Gate 20 | 0.5/1.8 |
| Junction 5, M27 | 4.3 |
| M3 (via A33 for London/M25) | 4.1 |
| A34 (for Midlands & The North) | 14 |
| Southampton Airport & Airport Parkway Railway Station | 4.7 |
| Portsmouth Continental Port | 17.5 |
| London Heathrow Airport | 62.3 |



Britannia Wharf, Marine Parade, Southampton

SAT NAV: SO14 5JF

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

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