



Spencer Rigging, William Street, Southampton SO14 5QH

TO LET

Industrial Unit With Yard

**3,859 Sq Ft
(359 Sq M)**

DESCRIPTION

The accommodation comprises a detached unit of steel frame construction with brick elevations under a pitched roof. The property has a mezzanine floor which provides additional office and storage accommodation. Access is provide by way of a loading and separate personnel door.

There is yard space to the side of the premises. External areas are concrete slab.

- ✓ Loading door
- ✓ 3 phase electrics
- ✓ First floor offices
- ✓ Secure yard
- ✓ Established industrial estate



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Regulated by RICS 12-May-2023

LOCATION

William Street is strategically located off Millbank Street in the Northam area of Southampton, situated approximately 1.5 miles away from Western Docks and Southampton Container Port. The A3024 Bitterne Road West provides connections to the M3 approximately 4 miles to the north. Bitterne Road West also connects to Junction 7 of the M27 approximately 4 miles to the east.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground Floor	2,239	208
First Floor	1,620	150
Total	3,859	359

VAT

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

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

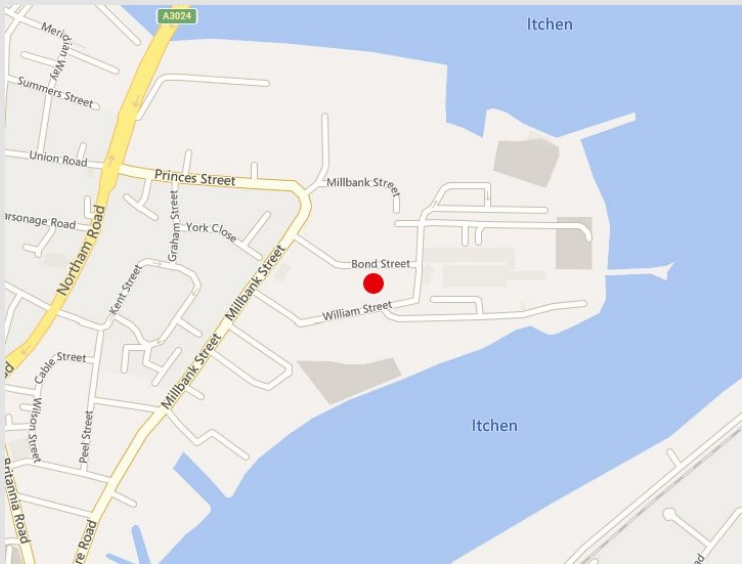
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The rent is £32,000 per annum. The premises are available by way of a new Full Repairing and Insuring Lease for a term to be agreed.

EPC

The Energy Performance Asset Rating is available on request.



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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