

TO LET

ABP | PROPERTY

# UNIT B5

Marchwood Industrial Park  
East Road, Southampton

S040 4BL /// [launch.both.once](#)

**FULLY REFURBISHED**  
**INDUSTRIAL / WAREHOUSE UNIT**

**15,766 sq ft** (1,465.29 sq m)  
with 0.42 acre yard



EAVES HEIGHT  
7.5M



5 ELECTRIC LEVEL  
LOADING DOORS



3 PHASE POWER  
LED WAREHOUSE/  
OFFICE LIGHTING



FIRST FLOOR  
OFFICES



PERIMETER  
FENCING



MARCHWOOD INDUSTRIAL PARK,  
EAST ROAD, SOUTHAMPTON

## OVERVIEW

Marchwood Industrial Park is a well-established industrial site and home to more than 60 businesses.

The newly refurbished property comprises a detached warehouse unit of steel portal frame construction, with inner blockwork and full height profile cladding. Access to the unit is by 5 electric level loading doors. There is a central core with refurbished reception/office, kitchenette and cloakrooms to the ground floor and first floor offices. The warehouse benefits from LED lighting, with LED lighting also installed throughout the offices.

Externally, the site is palisade fenced with 2 separate vehicular access points.



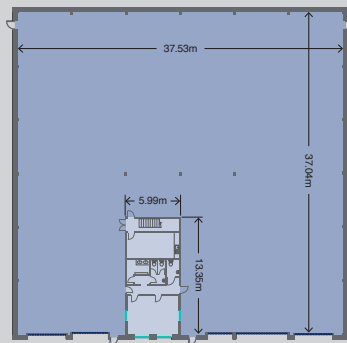


MARCHWOOD INDUSTRIAL PARK,  
EAST ROAD, SOUTHAMPTON

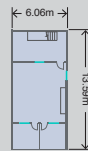


## ACCOMMODATION

	sq ft	sq m
Warehouse	14,032	1,304.16
Ground Floor Office	884	82.13
First Floor Office	850	79.00
<b>Total GIA</b>	<b>15,766</b>	<b>1,465.29</b>



Ground Floor  
Warehouse & Welfare Facilities



First Floor  
Offices



**15,766 SQ FT** (1,465.29 SQ M)  
with 0.42 acre yard



## LOCATION

Marchwood Industrial Park is situated on the western shore of Southampton Water, opposite the container terminal and docks. It is close to Southampton City Centre, the M271 and the M27 Motorway links. Access to the site is off the A326 Marchwood By-Pass which is about 10 minutes' drive time from the M271.



### ROAD

A326	- 3 miles
M271	- 4.2 miles
M27	- 5.8 miles
M3	- 8.1 miles
A3(M)	- 30.6 miles

Southampton Docks	- 6.5 miles
Southampton Train Station	- 7.2 miles
Southampton Airport	- 12 miles

### SERVICE CHARGE

A service charge is payable in respect of security, maintenance and upkeep of the estate. The service charge will be calculated as 10% of the rent.

### RENT

£204,958 per annum exclusive of VAT.

### 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 (50).

### VIEWINGS

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

### RATEABLE VALUE

Available upon request.



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