



**HELLIER
LANGSTON**

Commercial Property Consultants

TO LET

1,108 SQM (11,930 SQFT)

**INDUSTRIAL/WAREHOUSE UNIT WITH 2 x 5 TONNE GANTRY
CRANES, LOADING, CAR PARKING AND SLIPWAY WATER ACCESS**

Bay 2, Merlin Quay, Hazel Road, Woolston, Southampton SO19 7GB



KEY FEATURES

2 x 5 Tonne Gantry Cranes

Water access via Slipway

Concrete Loading Area

Eaves Height 8.60m

Ridge Height 10.50m

Haunch Height 8.40m

Offices and welfare areas

**Under Refurbishment
Available October 2022**

Call us on: 02382 022 111
Visit: www.hlp.co.uk

Hellier Langston

Enterprise House, Ocean Village
Southampton SO14 3XB

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Bay 2

Bay 2 is a steel truss frame warehouse/ workshop with a profile metal clad roof incorporating 10 % roof lights. The unit is served by a full length 5 tonne gantry crane. To the side of the unit is a full length mono pitched area incorporating stores, offices, WCs and staff areas. At the Hazel Road end of the building is a single storey office block which is currently being used as a stores/ electronics area.

Accommodation

Unit	sq m	sq ft
Workshop	826.22	8,893
Workshop extension	196.02	2,110
Stores/ Offices	86.11	927
Total Gross Internal Area	1,108.35	11,930

Specification

- Ridge: 10.52 m
- Eaves: 8.60 m
- Haunch: 8.40 m
- Two x 5 tonne gantry cranes
- 10% natural roof lights
- Rear elevation roller shutter door: 5 m (w) x 4.81 m (h)
- Side elevation roller shutter door: 2.5 m (w) x 4.82 m (h)
- WCs and ancillary offices
- Warm air gas blow heater
- High bay sodium lighting
- Compressed air ring main
- Climavent dust extraction unit
- 63 amp 3 phase sockets



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Terms

The site is available either as a whole or in parts by way of a new Full Repairing and Insuring lease(s) for a term to be agreed and incorporating 5 yearly periodic rent reviews.

Rent

£119,300 per annum exclusive of VAT and all other occupational costs

Rateable Value (Rateable Values are estimated as the whole site is currently Rated as one assessment)

Bay 2- £53,000 Rates payable (x 0.512 - £27,136

Service Charge

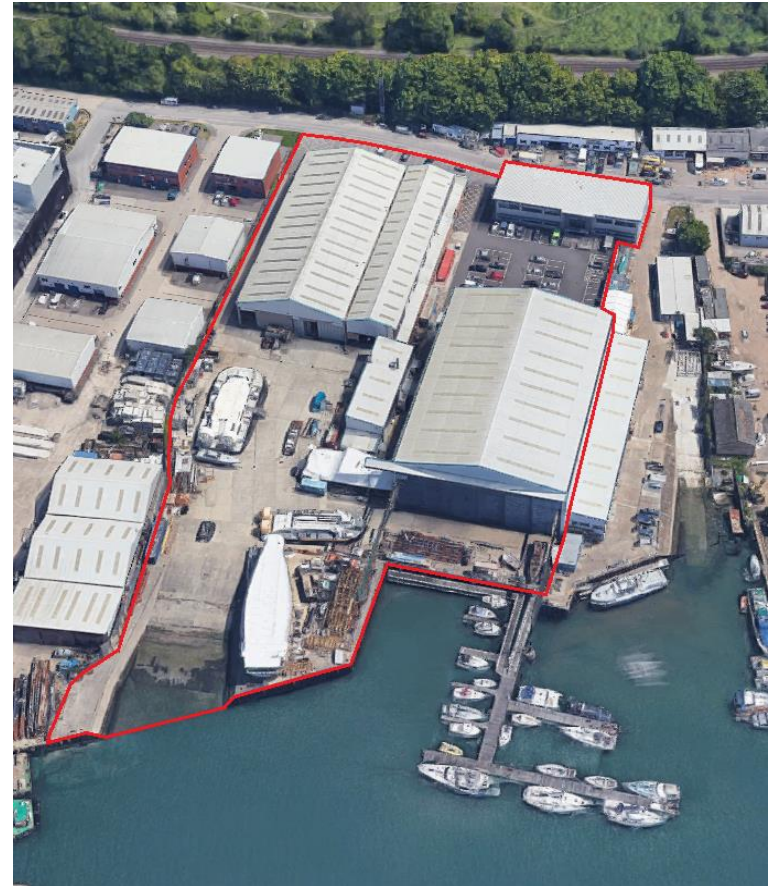
A service charge will be levied to cover the cost of maintenance of common parts is estimated at £0.50 per sq ft.

EPC

D-97

VAT

We understand that the premises have been elected for VAT.



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Bay 1, Merlin Quay, Hazel Road, Woolston, Southampton SO19 7GB



Merlin Quay comprises a concrete wharf totalling 1.767 hectares (4.37 acres) with 6,209.19 m² (66,836 ft²) of warehouse and industrial units within four buildings known as Bay 1, Bay 2, Bay 3 and Bay 4. To the rear of Bay 1 and Bay 2 is a large concrete yard which has been recently reinforced and resurfaced, and which provides direct access on to the River Itchen via a 20m wide concrete slipway.

Within the yard of Bays 1 and 2 sits Bay 4, a detached single storey industrial building which has most recently been used as a spray booth. Bay 3 is a large single high bay building, also benefiting from direct water access from the wharf by way of an internal and external 20 tonne gantry crane. To the front of Bay 3 is a modern (2011) purpose built office block over two storeys with circa 55 car parking spaces in a tarmac surfaced car park between the two buildings.

The site currently benefits from two entry or exit points off Hazel Road, the first being between the Hercules House offices and Bay 2, the second being located between Bay 1 and the northern boundary of the site. The site benefits from all mains services, including a substantial electricity supply.

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Location

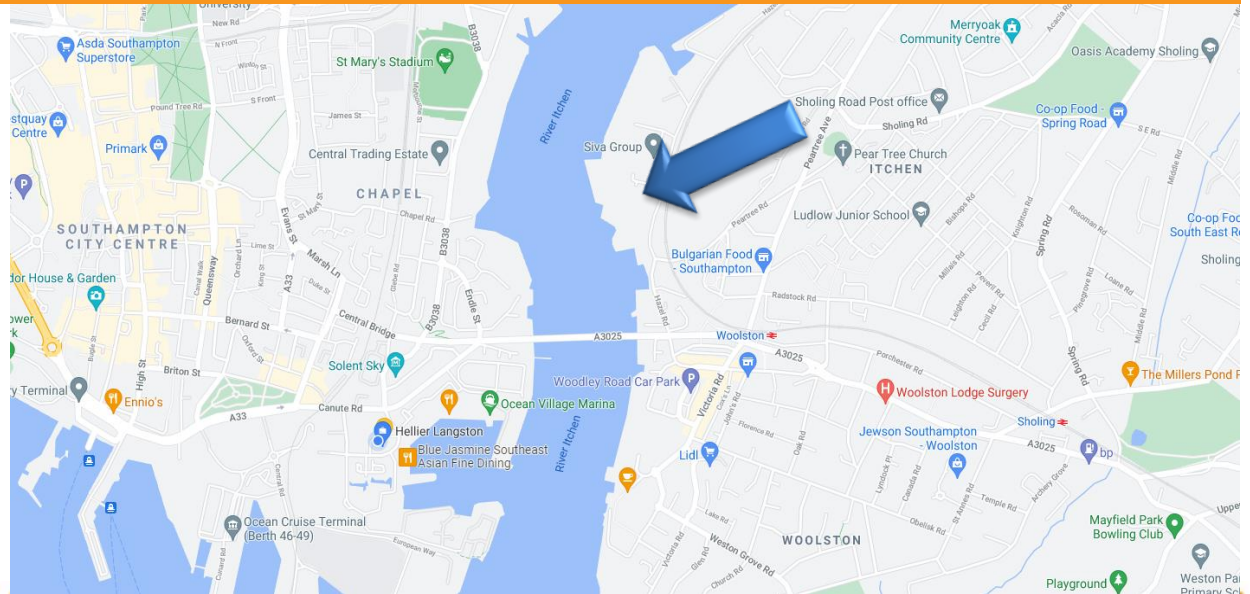
The property is located on Hazel Road, a traditional industrial and marine area of Southampton on the eastern side of the River Itchen. Hazel Road links with Portsmouth Road which provides access to Woolston town centre via Bridge Road or on to the A325 Itchen toll bridge to Southampton to the west or continue on Portsmouth Road east through to junction 8 of the M27. Hazel Road also links with Bridge Road and Peartree Avenue which provides access to Bitterne or through Thornhill north to junction 7 of the M27.

Proximity of Merlin Quay to: -

Location	Miles	Kms
Junction 7 M27	3.5	5.6
Junction 4 M27/J14 M3	5.8	9.3
Southampton International Airport and Parkway Station	5.2	8.4
Southampton Dock Gate 20	5.1	8.2
Portsmouth Docks	19.8	31.9

Viewing

Strictly by appointment through sole agents **Hellier Langston**.



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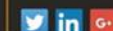


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