



Unit 3 Trinity Industrial Estate

MILLBROOK, SOUTHAMPTON, SO15 0LA



TO LET

Prominent, End-Terrace Light Industrial/Trade Counter Unit
Close to numerous national trade counter operators
Excellent Access to Junction 3, M27 and Southampton Docks
2,305 sq ft (214 sq m)

Description

The property is an end of terrace industrial/warehouse unit of steel portal frame construction with a concrete floor and electric roller shutter loading door. There is a pedestrian trade counter entrance and an electric vehicle charging point inside the unit. Externally, there is a concrete forecourt with shared area for loading and unloading and car parking to the front of the unit.

Specification

- 5.7m haunch
- 6.3m eaves
- Electric roller shutter door – 3.0m (w) x 4.55m (h)
- Three phase electricity
- Permitted hours of use 08:00 – 18:00 Monday to Saturdays. No trading on Sundays.
- EPC Rating – C73



Floor Area	Sq Ft	Sq M
Ground Floor	2,305	214
Trade Counter (included in total ground floor)	549	51
Total Floor Area (GIA)	2,305	214



Location

Trinity Industrial Estate is situated off the A33 Millbrook Road West, a dual carriageway which runs from Southampton City Centre, providing access to the Port of Southampton and M271 leading to Junction 3, M27. Nearby occupiers include Screwfix, Euro Car Parts, Topps Tiles, Toolstation and Auto Windscreens.

Terms

The property is available by way of sub lease expiring in July 2027 at a rent of £28,650 per annum exclusive. A new lease may be available by separate negotiation.

Business Rates

Rateable Value - £19,750. All enquiries to Southampton City Council [Find a business rates valuation - GOV.UK \(www.gov.uk\)](#)

Destinations	Miles
Junction 3, M27	2.5
Port of Southampton	0.7
Southampton City Centre	2.2
Millbrook Railway Station	1.0



Unit 3 Trinity Industrial Estate, Millbrook, Southampton SAT NAV: SO15 0LA

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

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