



HELLIER  
LANGSTON

Commercial Property Consultants

# TO LET

**Unit 4, Quayside Business Park, Quayside Road,  
Southampton, Hampshire SO18 1DH**

**Warehouse / Light Industrial Unit**



## KEY FEATURES

- 450.79 sq m (4,852 sq ft)
- Includes a Mezzanine
- 123.64 sq m (1,331 sq ft)
- 3 car parking spaces
- Minimum height 3.40m
- Ridge height 5.12m
- 3.89m (w) x 3.58m (h) loading door
- Kitchen
- WC

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**Hellier Langston**

Enterprise House, Ocean Village  
Southampton SO14 3XB

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### Description

The unit is a mid-terrace steel frame industrial unit which has been split at the ridge to provide two self-contained spaces with a shared fire exit onto Quayside Road. The mono pitch roof and front elevation have recently been reclad with an insulated profile metal sheet roof with 10% daylight panels. Access into the unit is either from the electric roller shutter door or personnel entrance. Located towards the rear of the unit is a single wc and kitchen facility. There is a full length steel frame mezzanine with wooden joist and ply deck located against the party wall between the split units.

### Accommodation

The property has been measured to GIA as follows:

	Sq M	Sq Ft
Warehouse	327.15	3,521
Mezzanine	123.64	1,331
<b>Gross Internal Area</b>	<b>450.79</b>	<b>4,852</b>



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## **Specification**

- 5.12m to the underside of the ridge
- 3.40 m to the underside of the eaves
- Warehouse LED strip lights
- 1 x 3.89m wide by 3.58m high electric roller shutter door
- Steel frame mezzanine with wooden joist and plyboard deck
- Insulated profile metal sheet elevation
- Mono pitch insulated profile metal sheet roof incorporating roof lights
- Sub metered 3 phase electrical supply
- Mains water and drainage
- Concrete loading with up to 3 car parking spaces
- Single WC
- Kitchen

## **Terms**

The premises are available by way of a new Full Repairing and Insuring lease for a term to be agreed.

## **Rent**

£35,000 per annum exclusive.

## **Service Charge**

The lease contains a provision to charge a service charge however no service charge is currently charged.

## **Business Rates**

The premises are assessed in the 2017 Rating List as Workshop and Premises with a Rateable Value of £12,500 (Source <https://www.tax.service.gov.uk/>).

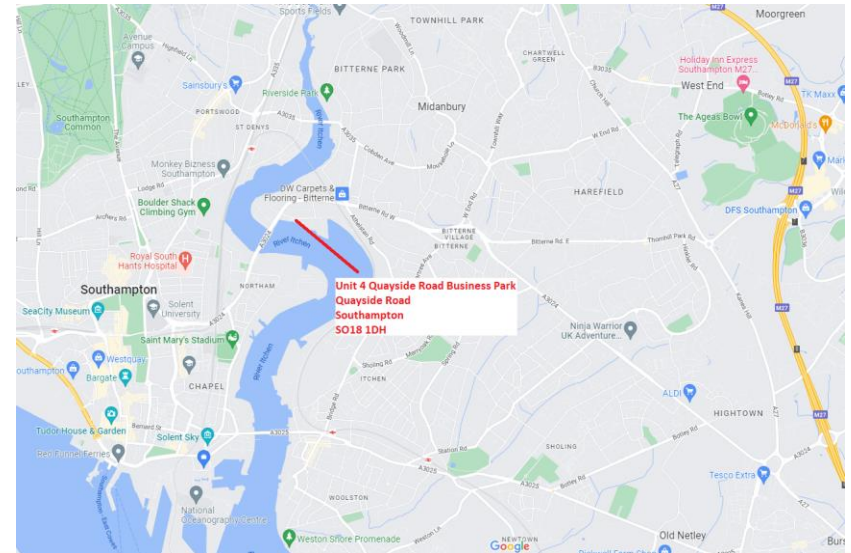
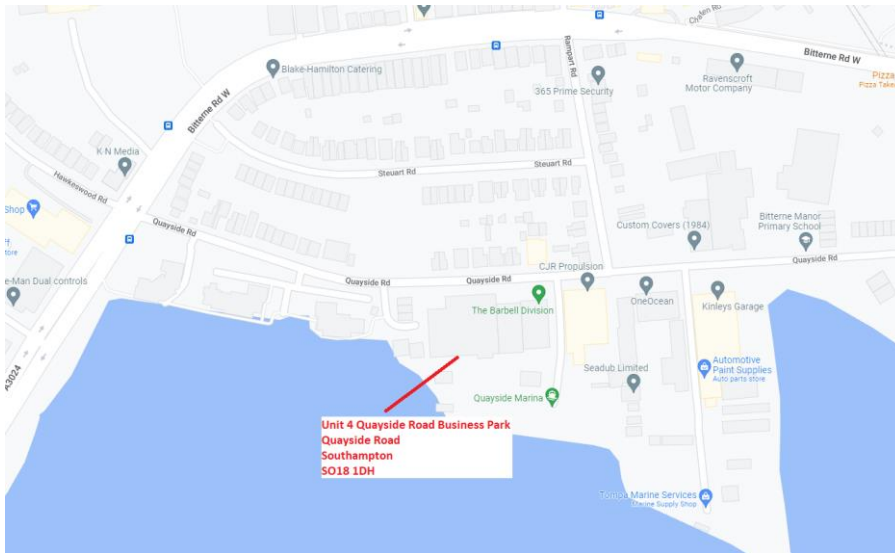
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### Location

The property is located on Quayside Road in an area of Southampton known as Bitterne Manor, approximately 1.25 miles north east of Southampton City Centre. Quayside Road runs alongside the northern bank of the River Itchen. Quayside Road links to the A3024 Northern Bridge, one of the main access routes into the City and east towards Junction 7 of the M27.

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### Viewing

Strictly by appointment with the sole agents:

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