



REDEVELOPMENT SITE

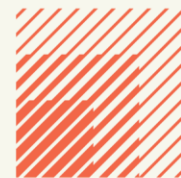
Central Trading Estate

Marine Parade, Southampton S014 5JP

TO LET

417 sq m (4,491 sq ft) Up to

25,549 sq m (27,442 sq ft)



**HELLIER
LANGSTON**

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Industrial/ Warehouse Units To Be Refurbished

Description

The properties comprise of industrial/warehouse units available separately or together. The industrial/warehouse areas provides clear span accommodation with 5.7m min eaves height and are accessed via large loading doors. The units benefits from ground and first floor offices and front forecourt parking. The units are to be refurbished

Refurbishment Specification

- 5.95 m to eaves
- 5 m to haunch
- 6.35 m to underside of roof
- Electric up and over doors 3.72 m (w) by 4.19 m (h)
- High bay warehouse lights
- New insulated profile metal sheet roof
- 3 phase 100 amp 69 KVA electrical supply
- Mains gas connection
- Mains water and drainage
- Ground & 1st floor WC's
- Carpet
- Suspended ceilings with recessed lighting
- Forecourt parking and loading

EPC

TBC



Industrial/ Warehouse Units To Be Refurbished

Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring practice (6th Edition) to GIA as follows:

| Unit 10 | Sq m | Sq ft |
|------------------------------|---------------|--------------|
| Warehouse and ancillary area | 773.11 | 8,323 |
| 1st floor office | 67.59 | 727 |
| Total | 840.70 | 9,050 |
| Unit 11a | Sq m | Sq ft |
| Warehouse and ancillary area | | |
| 1st floor office | 35.69 | 384 |
| Total | 434.80 | 4,680 |
| Unit 11b | Sq m | Sq ft |
| Warehouse and ancillary area | | |
| 1st floor office | 35.69 | 384 |
| Total | 434.40 | 4,676 |
| Unit 12a | Sq m | Sq ft |
| Warehouse and ancillary area | 381.03 | 4,102 |
| 1st floor office | 36.17 | 389 |
| Total | 417.20 | 4,491 |

| Unit 12b | Sq m | Sq ft |
|------------------------------|---------------|--------------|
| Warehouse and ancillary area | 386.03 | 4,156 |
| 1st floor office | 36.17 | 389 |
| Total | 422.20 | 4,545 |

Business Rates

To be reassessed.

Terms

The premises are available by way of new Full Repairing and Insuring lease on terms to be agreed.

Rent

Unit 10 £122,175 excluding all other occupational costs

Unit 11a £63,180 excluding all other occupational costs

Unit 11b £63,126 excluding all other occupational cost

Unit 12a £60,628.50 excluding all other occupational costs

Unit 12b £61,357.50 excluding all other occupational costs

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves.

AML

In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.

Location

The units are located on the popular Central Trading Estate access off Marine Parade or Cable Street, directly south of St. Mary's Stadium. The estate benefits from easy access to the Itchen Bridge and the Port.

Code for Leasing Business Premises

In England and Wales the Code for Leasing Business Premises, 1st edition, strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.

Viewing Arrangements

Through Hellier Langston or our joint agents CBRE

Nick Tutton - 07887 563264

Oli Sherriff - 07919 392 004

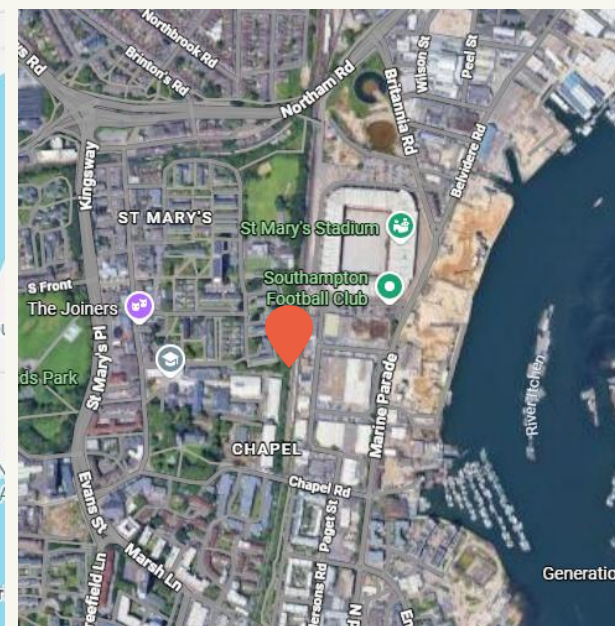
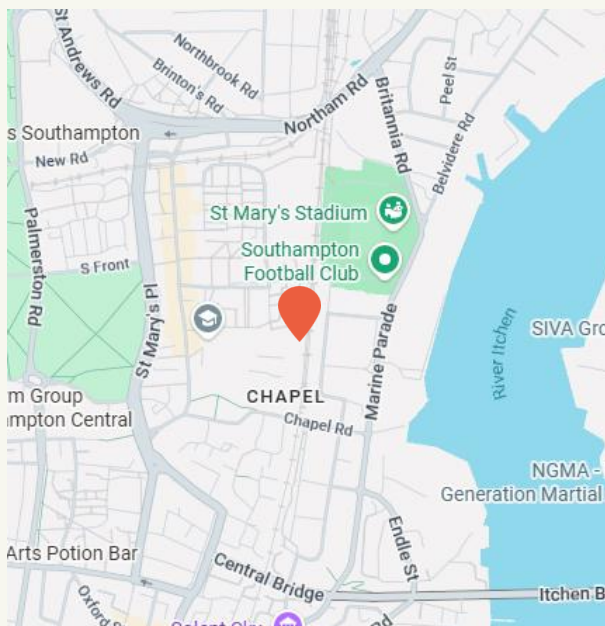


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Contact us

Direct your viewing requests and enquiries to:



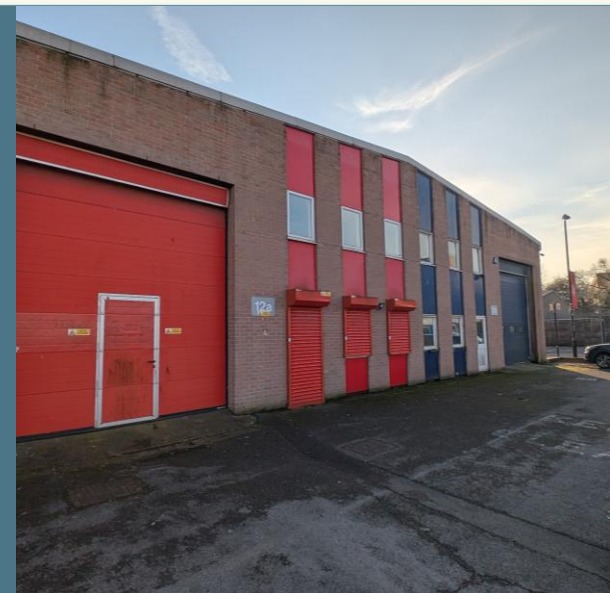
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Strictly by appointment with joint sole agents Hellier Langston & CBRE