

UNIT 5, MOUNTPARK,
WIDE LANE, SOUTHAMPTON
SO18 2NQ

mountpark

Newly
Refurbished
74,390 sq ft
(6,911 sq m)

with
**45m Secure
Yard**

Modern Distribution Warehouse in Strategic Location



Prime Location

Unit 5 is located on the Mountpark Industrial Development on the South Coast. Junction 5 of the M27, Southampton Airport and Southampton Docks are all within close proximity of the site.

Premium Quality

Unit 5 offers over 74,000 sq ft of state-of-the-art warehouse accommodation with a focus on operational efficiencies and improved employee welfare. The unit benefits from EPC-A and Outstanding BREAAAM ratings.



Travel

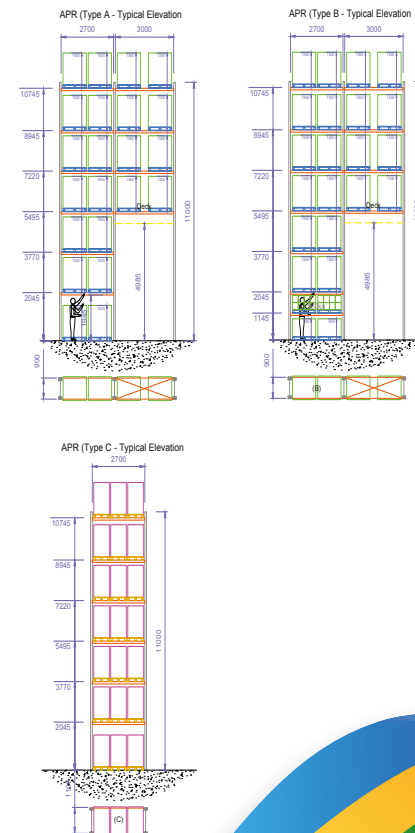
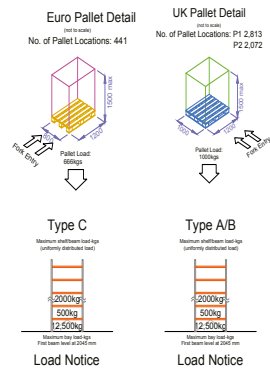
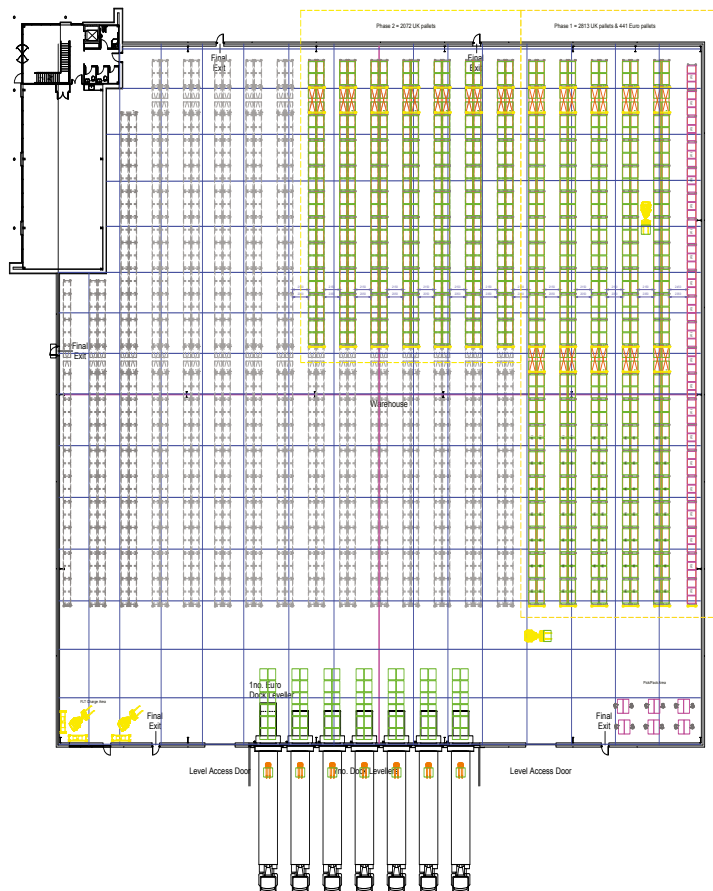
Location	Distance
Southampton Airport	0.5 miles
Junction 5, M27	1.1 miles
Southampton Docks	3 miles
Junction 14, M3	3.8 miles
Portsmouth	20 miles
London	80 miles



Accommodation

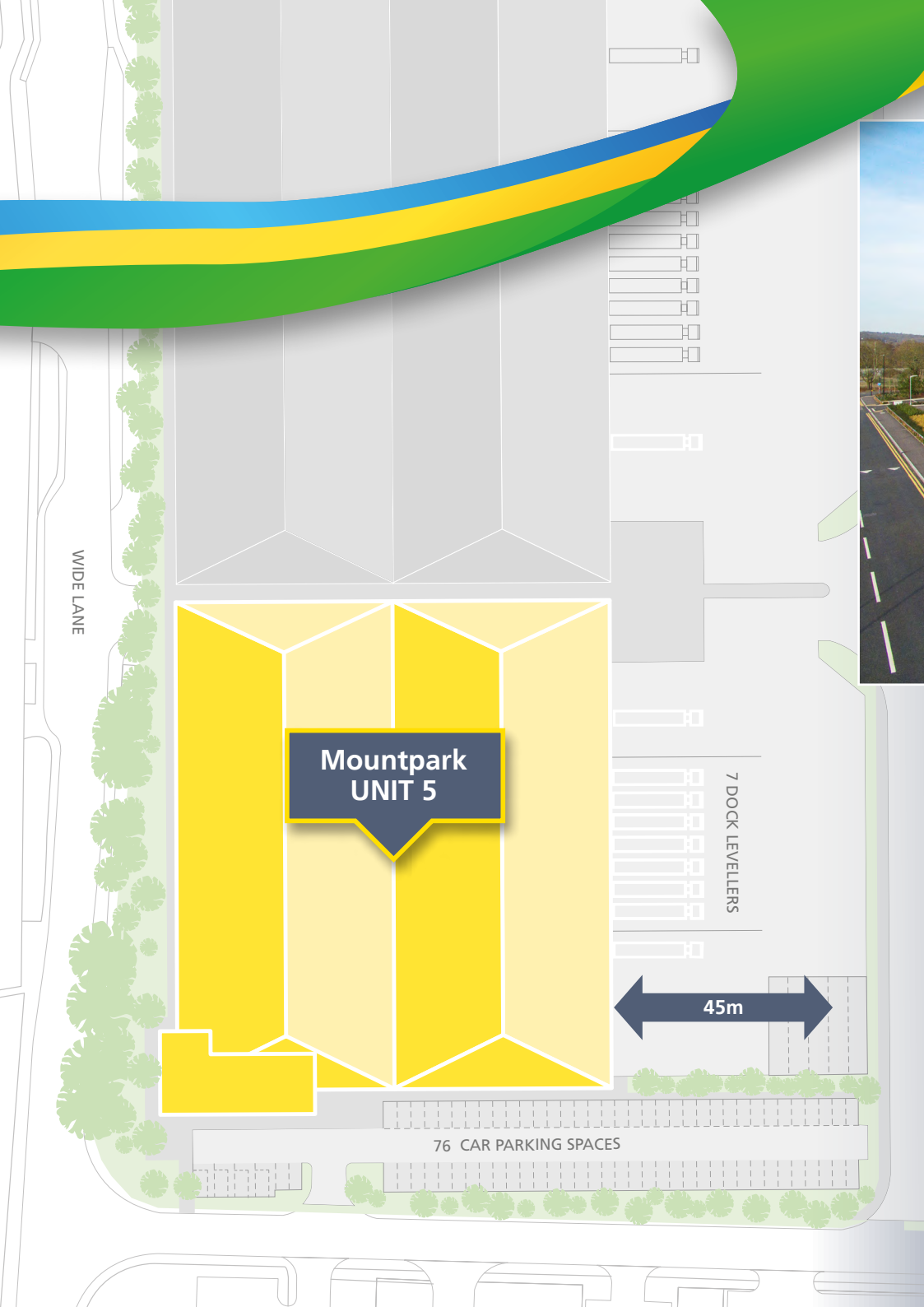
The properties have been measured on a gross internal basis in accordance with the RICS Code of Measuring Practice (Sixth Edition) to the following areas:

Unit 5	SQ M	SQ FT
Warehouse	6,342	68,265
Office	569	6,125
Total	6,911	74,390



Specification

- 12m clear haunch height
- 9x loading doors:
2 ground level and 7 dock level
incl. 2 euro docks
- PV panels with battery storage
- EPC-A rating
- 250kVA power supply
- 76 car parking spaces
- Secure yard
- 45m yard depth
- 50KN/m² floor loading
- Flexible Grade-A office fit-out
- Raised floors
- Air conditioning
- LED lights



View the
VR Tour



Watch
the video



EPC

A Rating

BREEAM

Outstanding

Terms

The units are available under a new (FRI) Lease. Lease Length to be negotiated.

Rent

On application.

Service Charge

On application.

Rates

We understand from the valuation office website: www.gov.uk/correct-your-business-rates/ that the unit has a rateable value of **£440,000**, from the current rating list.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing



HELLIER
LANGSTON

02382 022 111
www.hlp.co.uk

Matt Poplett

t. 023 8057 4512

e. matt@hlp.co.uk

Jason Webb

t. 023 8057 4513

e. jason@hlp.co.uk

**Lambert
Smith
Hampton**

023 8033 0041
www.lsh.co.uk

Dan Rawlings

t. 023 8071 3077

e. drawlings@lsh.co.uk

Luke Mort

t. 023 8033 0041

e. lmort@lsh.co.uk