

FOR SALE

WATERFRONT MARINE FACILITY

**SOUTHAMPTON
SO14 5QE**

Self contained site
of approx. 3.19 acres
Consisting of a mixture
of office industrial and
warehouse space
totalling 83,073 sq ft GIA



“ Self contained site of approx. **3.19 acres**, consisting of a mixture of office, industrial & warehouse space, with access to the **River Itchen** by way of fixed jetty with floating pontoon ”

WEST

To Docks
New Forest
or J3 M27

EAST

To M3 J5
or M27 J7
or J8

ST MARY'S STADIUM

SOUTH COAST
Building Supplies

ASK
Plastics Limited

Elliotts
help you build

subacoustech
environmental

ALLIANCE
AUTOMOTIVE GROUP
UK SUBSIDIARIES

FORCE 4
CHANDLERY
The Right Choice at the Right Price EST. 1977

SHAMROCK QUAY

WATERFRONT MARINE FACILITY
SOUTHAMPTON SO14 5QE

A3024



SOUTHAMPTON
DRY STACK



YAU BROS

safestore

SAXON WHARF

SURVIVAL
SYSTEMS
INTERNATIONAL



OYSTER

gap



JS
Fresh Fish

NORTHGATE

WATERFRONT MARINE FACILITY
SOUTHAMPTON SO14 5QE



LOCATION

Lower William Street is strategically located off Millbank Street in the Northam area of Southampton, situated approximately 1.5 miles away from Western Docks and Southampton Container Port.

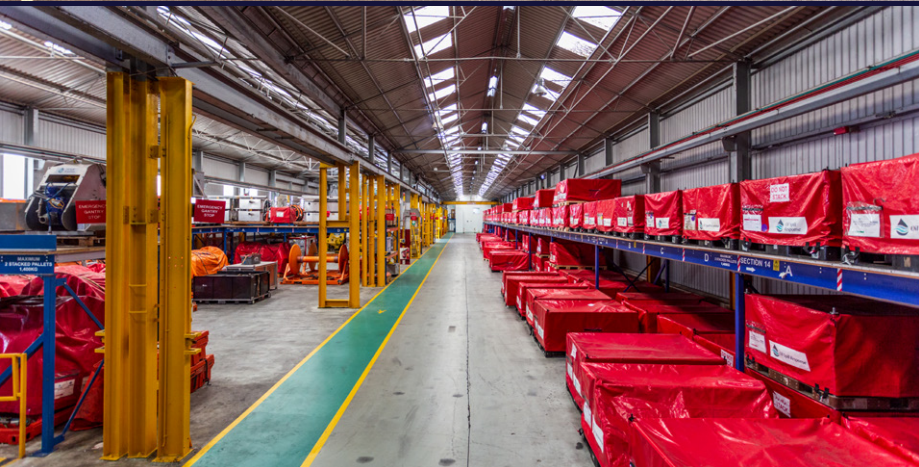
The A3024 Bitterne Road West provides connections to the M3 approximately 4 miles to the north. Bitterne Road West also connects to Junction 7 of the M27 approximately 4 miles to the east via Bitterne Road East, Thornhill Park Road and Charles Watts Way.



TRAVEL DISTANCES

To Dock Gate 10	2.7 miles
To Southampton Airport Parkway	3.6 miles
To Southampton Central Station	1.6 miles
To M3 Junction 14	5.9 miles
To M27 Junction 5	4.2 miles

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SPECIFICATION

The property comprises approx. 83,073 sq ft on approx. 3.19 acre industrial, offices and warehouse site with wharf access, with brief specification as follows:



High bay doors
suitable for
HGV access



Vehicle
weighbridge
facility



Bunded area for bulk
liquid storage



Gas supply



3 phase
power



Barrier controlled
access and full
perimeter fencing



Jetty with
access to
River Itchen



Minimum depth of
2m with maximum
of 6.5m



Modern
fitted offices



Canteen, training
rooms, conference
facilities, changing/
locker rooms



2x steel
portal framed
warehouses



Mezzanine
storage



58 marked car
parking spaces with
scope to increase



8 EV
charging points



Hardstanding
yard



Minimum eaves
height 6.74m



High Bay
height 11.73m



4 Gantry
Cranes



Interceptor



ACCOMMODATION SUMMARY

	SQ M	SQ FT
Bay 1	1,058.00	11,388
Bay 2	1,026.25	11,047
Bay 3	1,335.00	14,370
Bay 4	834.70	8,985
Bay 5	561.70	6,046
Offices GF	643.50	6,927
Offices FF	422.10	4,543
North Building GF	702.80	7,565
North Building FF	700.70	7,542
South Building GF	216.50	2,330
South Building FF	216.50	2,330
Total GIA	7,717.75	83,073





BUSINESS RATES

To be reassessed and confirmed on completion.

EPC

B (26)

PROPOSAL

The property is offered by way of freehold interest on two titles. Consideration will be given to a sale by way of a short term leaseback for a term and rent to be agreed.

CONTACTS

For further information or to arrange an inspection please contact the following:

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Misrepresentations Act 1967 & Declaration:

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