

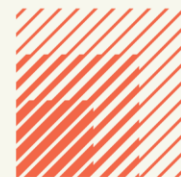


Medina House

9A and 9B Manor House Avenue, Southampton
SO15 0LF

WAREHOUSE INVESTMENT FOR SALE

2,462 sq m (26,502 sq ft)



**HELLIER
LANGSTON**

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Warehouse Investment For Sale

Description

The premises comprise a detached building with a mix of steel portal, steel truss and concrete frames under pitched roofs facing Manor House Avenue.

The site benefits from a concrete area for loading and parking on the western elevation of the building. The main warehouse area has an eaves height of 9.04m and a ridge height of 11.57m, with a minimum eaves height of 3.65m, and a ridge height of 6m in the rear area.

The first floor accommodation has been partitioned to provide 4 separate office areas/ meeting rooms.

Accommodation

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

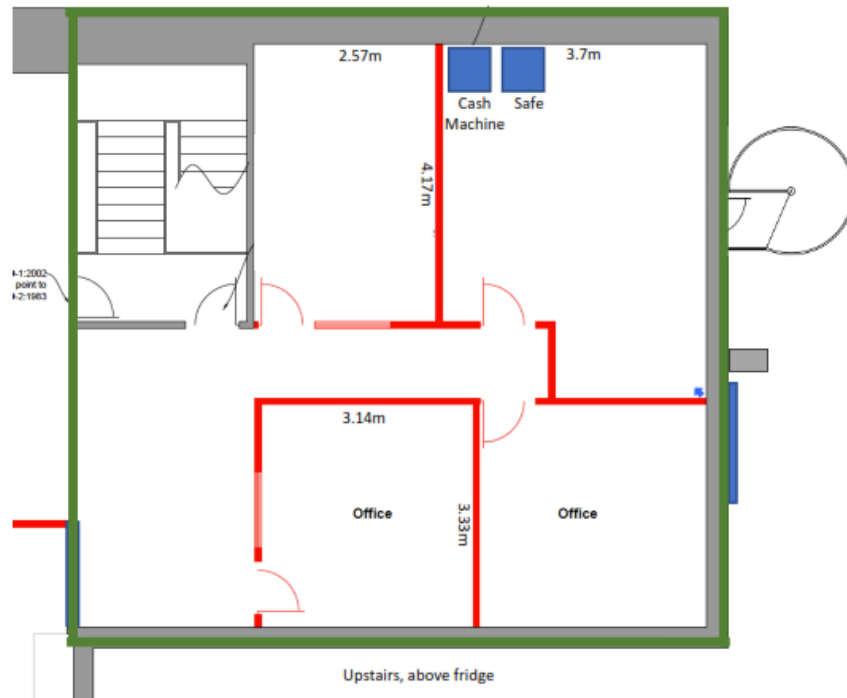
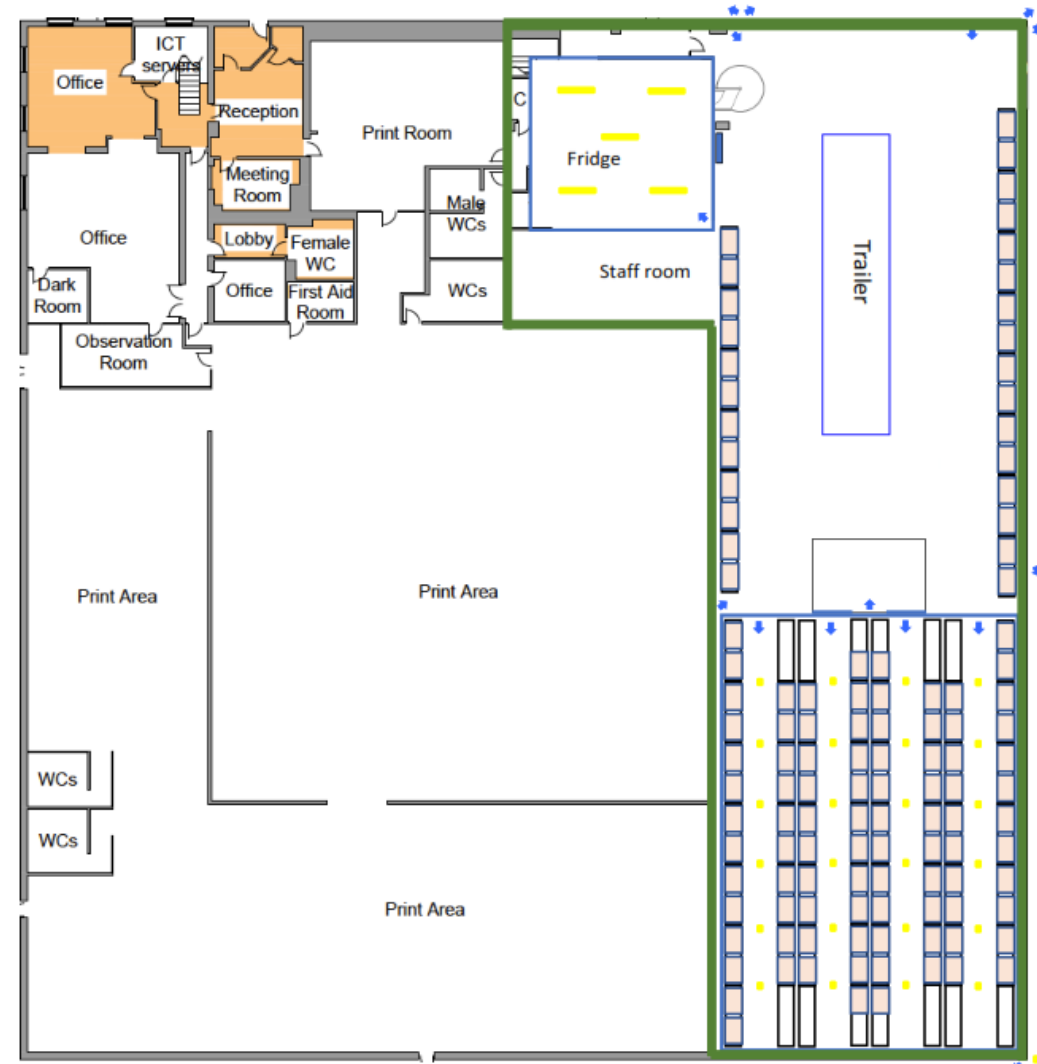
Medina House	Sq m	Sq ft
Warehouse and ancillary areas	2,378.87	25,606
First floor Offices	83.19	895
Total GIA	2,462.06	26,502





Warehouse Investment For Sale

Floor Plans



Warehouse Investment For Sale

Business Rates

We understand from the Valuation Office website that the premises are currently in two separate assessments –

- 9A Manor House Avenue – Workshop and Premises with a 2026 Rateable Value of £67,500
- 9B Manor House Avenue – Workshop and Premises with a 2026 Rateable Value of £52,500

EPC

C-74

Tenant

Both units are let to Sysco GB Limited . According to Group of companies' accounts made up to 29 June 2025 the company had a turnover of £4.59 billion and a Net Profit Before Tax of £28.1 million.

Sysco GB Limited holds a credit score of 78 with a Low Credit risk level and a Good Payment behaviour rating according to Company Check.

Tenancies

Unit 9A (Low Eaves Height Warehouse)

The unit is let on a lease until October 25th 2029 with an option to break leases on 25th October 2027, giving not less than 6 months prior written notice at a rent of £102,650 per annum

Unit 9B (High Eaves Height Warehouse)

The unit is let on a lease until October 25th 2029 with an option to break leases on 25th October 2027, giving not less than 6 months prior written notice at a rent of £112,500 per annum

Proposal

We are instructed to seek offers in excess of £2,500,000 (TWO MILLION FIVE HUNDRED THOUSAND POUNDS), Subject to Contract and exclusive of VAT.

A purchase at this level reflects a Net Initial Yield OF 8.00% and a Capital Value of £85.75 per sq ft, allowing for purchaser's costs of 6.58%.

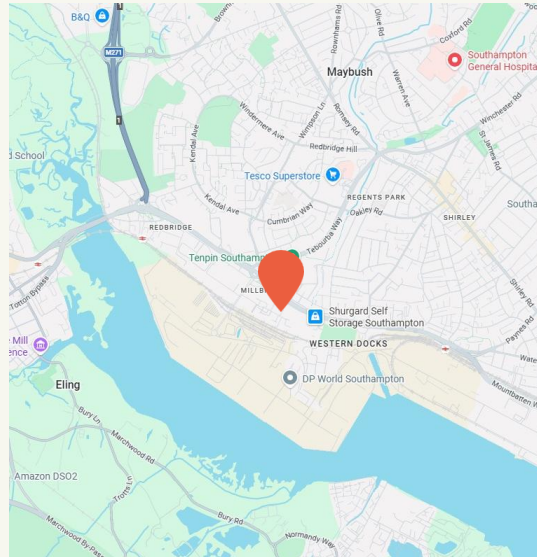
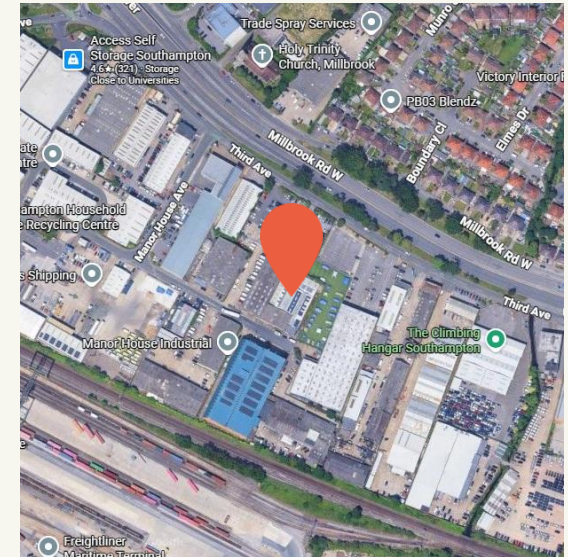
VAT

We understand the property is elected for VAT and it is envisaged that the sale will be treated as a Transfer of a Going Concern (TOGC).

Location

The property is located on Manor House Avenue which in turns links with Third Avenue. Third Avenue to the east links directly onto the Millbrook Road West via a traffic light junction giving access to Southampton City Centre and Dock Gate 10.

Third Avenue to the West links to First Avenue giving direct access to Dock Gate 20 or Millbrook Road West which in turn links to the bottom of the M271 which provides access to junction 3 M27.



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Strictly by appointment with sole agents Hellier Langston