



Open Storage Land

Oceanic Way, Marchwood,
Southampton, SO45 1TW



- Sites Available from 1.0 Acre
- Dock Access from Southampton Water
- Open storage in the heart of Marchwood Industrial Park
- Flexible Terms
- Access to M27, M271 & Wider Motorway Network via A326
- Close Proximity to Fawley Oil Refinery
- 6.5 Miles to Southampton Docks

Description

The available concreted open storage site is situated Marchwood Industrial Park. With access via Wharf or Road the site abuts Southampton Water. The available space comprises open storage land from 1 – 4.5 acres and a small industrial unit.

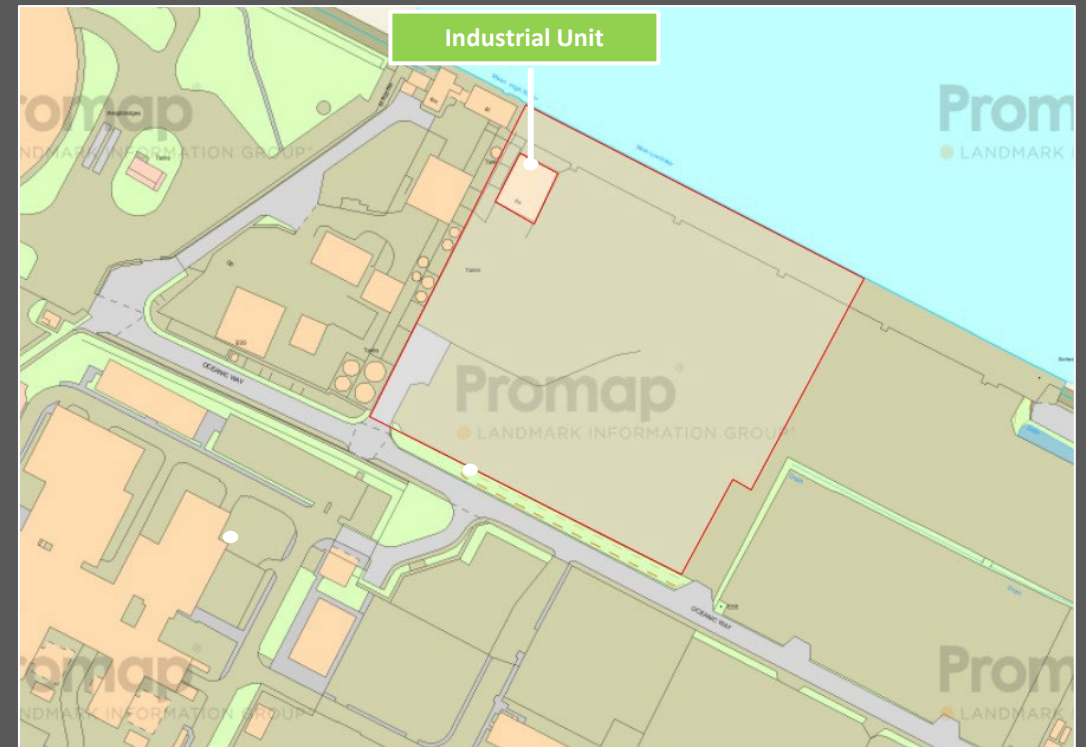
A letting of the whole or part of the site is possible with subdivision of the available area. There is a 3,686 sq ft industrial unit on the site which could be let in addition to the open storage land.

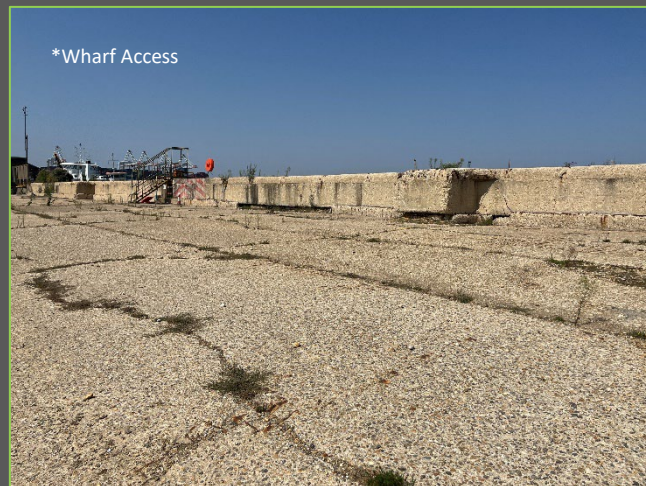
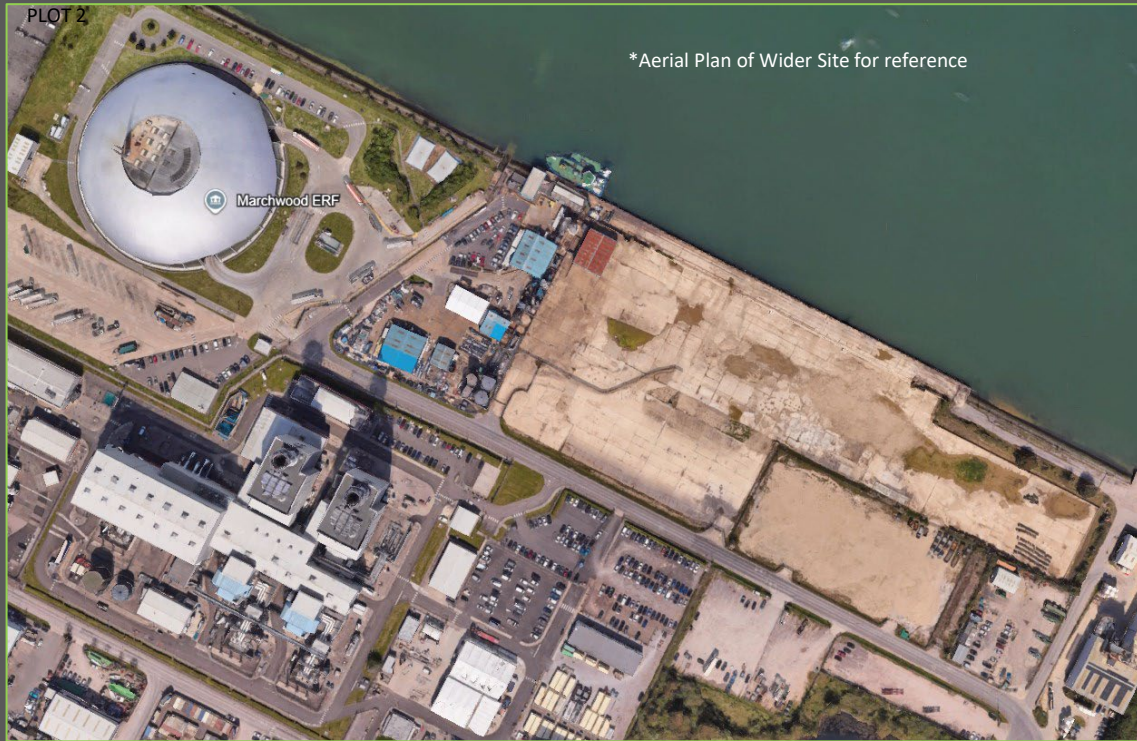
Terms

The premises are available by way of 12 month sub-lease, excluded from the Landlord and Tenant Act 1954. Rent is inclusive of service charge but exclusive of rates and all other outgoings.

The land is available for £80,000 per annum per acre.
In addition the industrial unit is available for £33,200 per annum.

* Site boundaries for indicative purposes only





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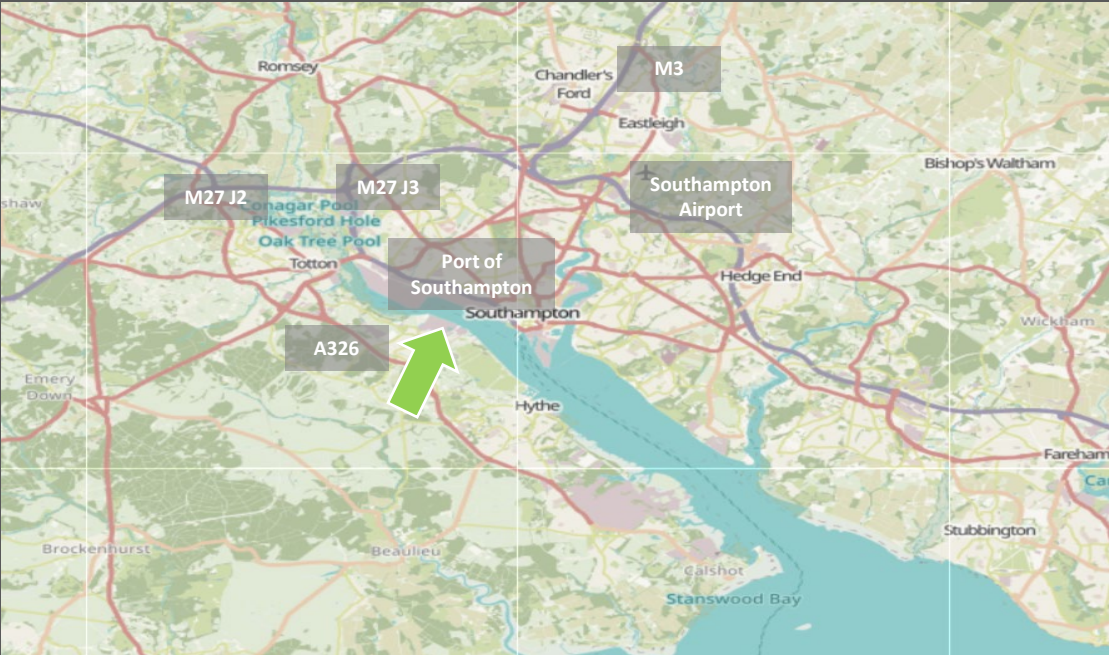


Location

Marchwood Industrial Park is located 6 miles South of Southampton Docks on the western shore of Southampton Water. The site is opposite the container terminal and docks. The M27 (J2) is approximately 6.5 miles to the north via the A326, providing access to the A31 to the west and M3 to the east Southampton International Airport is within 20 miles.

Marchwood Industrial Park is located approximately 7 miles south of Southampton City Centre, on the edge of the New Forest National Park.

Destinations	Miles
A326	1.5
Junction 2 M27	6.6
Junction 3 M27	5.7
Port of Southampton	6.0
Southampton Airport	11.2
Junction 14 M3	8.5



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VIEWING AND FURTHER INFORMATION
Viewing strictly by prior appointment

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