

TO LET / DISTRIBUTION CENTRE

45,632 SQ FT (4,239.36 SQ M)

£5
PER SQ FT

3 WEST QUAY ROAD
SOUTHAMPTON

SO15 1RE /// lines.lights.digit



EAVES HEIGHT
APPROX. 6 M



FLEXIBLE
LEASE TERMS



LARGE
SECURE YARDS



CITY CENTRE
CLOSE TO
DOCKS

An aerial photograph of the Port of Southampton, showing the city, the harbor, and the port facilities. The city is on the left, with a mix of residential and commercial buildings. The harbor is in the center, with several large cruise ships docked at the quay. The port facilities, including container yards and vehicle storage areas, are on the right. The water is a deep blue, and the sky is clear.

PORT OF SOUTHAMPTON

Ideally located on the south coast close to major shipping lanes linking the UK to European and global markets, Southampton is Britain's Gateway to the World. The port is the UK's number one hub for deep sea trade and a critical link in supply chains serving businesses and manufacturers throughout the nation.

Southampton is the UK's number one vehicle handling port, processing 900,000 vehicles per year, it is also home to the UK's second largest container terminal.

The Port of Southampton supports 45,600 jobs and contributes £2.5 billion to the nation's economy every year. As the UK's number one hub for deep sea trade, Southampton handles exports worth £40 billion annually, including £36 billion destined for markets outside the EU.



See more information on the Port of Southampton at:
property.abports.co.uk/port/southampton/21166



PROPERTY

DISTRIBUTION CENTRE - TO LET
SOUTHAMPTON

02

OVERVIEW

The property comprises a detached warehouse prominently positioned on West Quay Road set in a secure self-contained site.

The building is of steel frame construction with two principal bays with a central column line. The building is clad with steel profile cladding under a pitched steel profile roof with approximately 10% natural roof lights.

The building has an approximate 6 metre eaves height.

Externally there are surfaced yards for loading and car parking for approximately 53 cars.

There is an above ground diesel tank and sprinkler tank.



SPECIFICATION



SECURE
SITE



CONCRETE
SURFACED
SERVICE YARD



HGV
ACCESS



LED
LIGHTING
THROUGHOUT



45,632 SQ FT
(4,239.36 SQ M)

03



LOCATION

The property is located off West Quay Road sharing an estate entrance with the popular and established City Industrial Estate, next to Howdens, Toolstation, Autoglass and Wickes.

The building fronts West Quay Road and is situated diagonally opposite to Ikea. Access to Southampton Docks is very good together with connection to the M27/M3 via the A33 and M275.

ROAD

M217 - 3 miles
M27 J3 - 4.5 miles
M27 J8 - 5.2 miles
M3 - 7.2 miles
A3(M) - 19.7 miles

Southampton Docks - 1.2 miles
Southampton Train Station - 4.5 miles
Southampton Airport - 6.1 miles

TERMS

A new 3 year Full Repairing and Insuring Lease with mutual break options after the first 12 months of occupation, subject to 6 months prior written notice at any time, contracted outside of the Landlord & Tenant Act 1954.

EPC

The property has been assessed and has an EPC rating of E (122).

RATEABLE VALUE

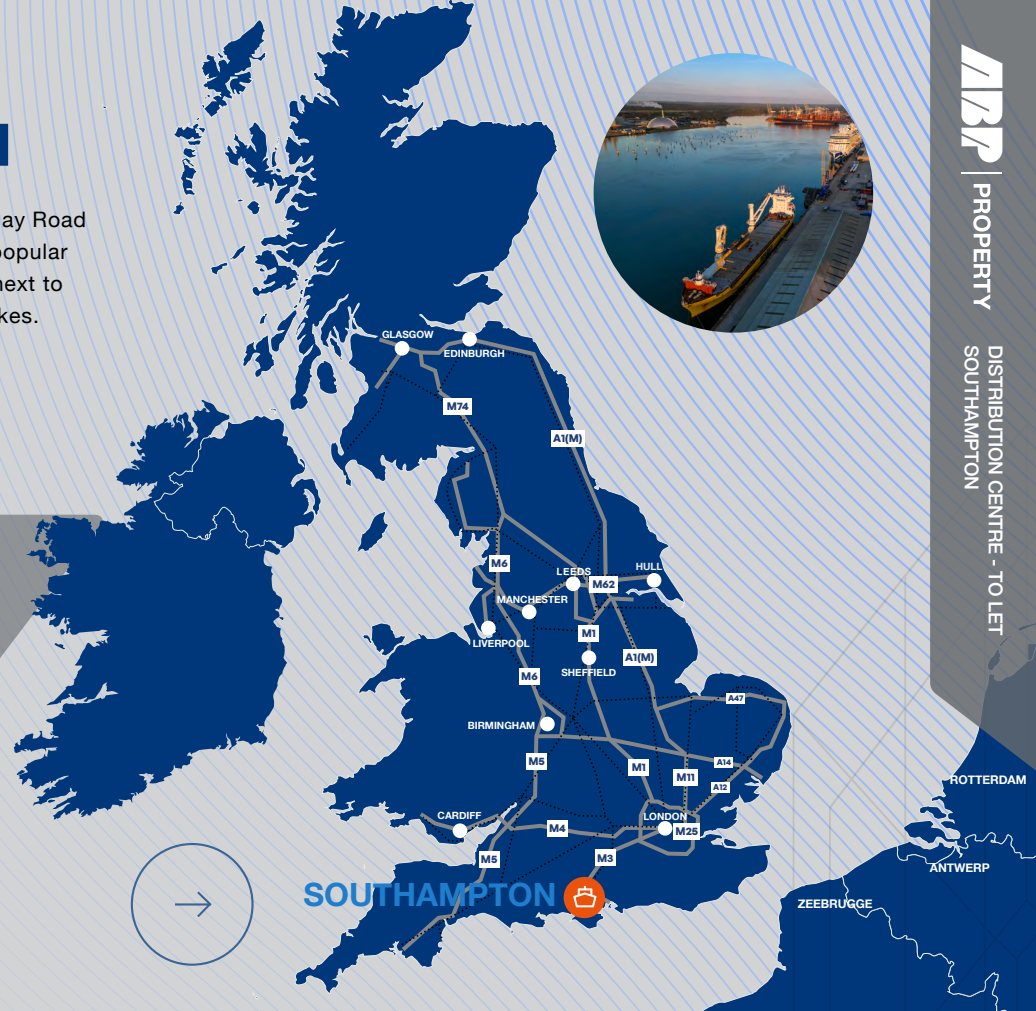
Available upon request.

VIEWINGS

Viewings are strictly by appointment only. Please contact the letting agents for further information.

RENT

Rents from £5 psf.



IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991 (REPEAL) ORDER 2013

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ABP PROPERTY

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