



Britannia Wharf, Marine Parade, Southampton S014 5JF

TO LET

Secure Hardstanding Open Storage Site
with Wharf Access

1.47 Acres
(0.59 Hectares)

DESCRIPTION

The wharf site of approximately 1.47 acres is of various compacted hardstanding and benefits from secure access via Marine Parade. The site also benefits from wharf access.

Within the site is a decommissioned concrete block plant and a two storey office building which benefits from mains drainage, water, electric, gas heating and telecom.

The site is currently used for car storage and is available from November 2022.

The landlord is amenable to the construction of new buildings/works subject to planning.

- ✓ **Secure hardstanding site**
- ✓ **Substantial frontage to River Itchen with 154m wharf**
- ✓ **Wharf site opposite St Mary's Stadium**
- ✓ **Ground and first floor offices (1,298 sq ft/120.59 sq m)**
- ✓ **Concrete block plant (6,297 sq ft/585 sq m)**

LOCATION

The site is located on Marine Parade, which is north of the Itchen Toll Bridge on the western bank of the River Itchen and within approximately ¾ mile of Southampton City Centre. Junction 5 of the M27 is approximately 3 miles away and the M271 approximately 4 miles distant. Situated prominently opposite St Mary's Stadium, the site has secure access via Marine Parade.

ACCOMMODATION

Gross External Areas	Acres	Ha
Total	1.47	0.59

VAT

All prices, premiums and rents, etc. are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

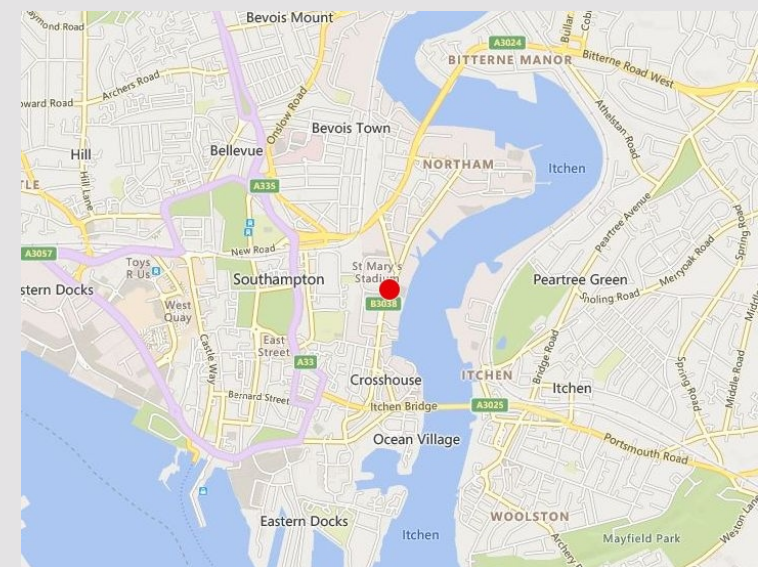
BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS/RENT

The property is available for a term to be agreed including periodic rent reviews. The rent is £147,500 per annum.

EPC The EPC for the office building is D96.



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VIEWING & FURTHER INFORMATION

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