



# Workshop Unit Merlin Quay Marina

Hazel Road, Woolston, Southampton SO19 7GB

**TO LET**

277.95sq m (2,991 sq ft)



**HELLIER  
LANGSTON**

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# Industrial/ Warehouse Unit With Slipway Access

## Description

The unit comprises an end terrace warehouse industrial unit constructed on a steel portal frame with insulated profile metal sheet cladding to the elevations and roof.

Internally the unit is clear span and the warehouse can be accessed by 3 electric loading doors. There is a 1<sup>st</sup> floor office on the end elevation with views over the River Itchen. The unit also benefits from a mezzanine floor running the entire length of the unit.

The premises would suit a marine users as it has access to a private slipway adjacent to the unit as well as 8 car parking spaces.



# Industrial/ Warehouse Unit With Slipway Access

## Specification

- Eaves height 7.21m
- Hight under mezzanine 2.80m
- Loading door 1 - 2.99m (w) by 3.06m (h)
- Loading door 2 - 5.89m (w) by 3.78m (h)
- Loading door 3 - 3.00m (w) by 3.07m (h)
- LED warehouse lighting
- Mezzanine floor
- 1<sup>st</sup> floor office with views over the River Itchen
- Slipway access to River Itchen
- 8 car parking spaces
- Class E, B8 & B2 use
- 3 phase power
- Gas supply



# Industrial/ Warehouse Unit With Slipway Access

## Accommodation

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

	Sq m	Sq ft
Warehouse	199.98	2,152
1st floor office	29.02	312
Mezzanine	48.95	527
<b>Total</b>	<b>277.95</b>	<b>2,991</b>

## Business Rates

The Rateable Value from April 2026 is £20,500

## Terms

The premises are available by way of a new Full Repairing and Insuring lease for a term to be agreed.

## Rent

£31,000 per annum exclusive VAT and all other occupational costs.

## Service Charge

There is an estate service charge of £1 sq ft for the upkeep of the communal areas, estate lighting, CCTV and cleaning of communal WC's.

## Building Insurance

The Landlord will insure the Building and the Tenant must pay the insurance premium within 10 working days of demand.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves.

## EPC

To be assessed

## AML

In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.

## Code for Leasing Business Premises

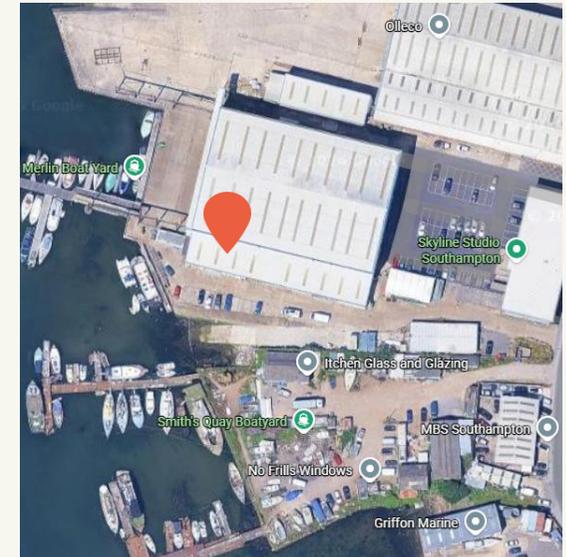
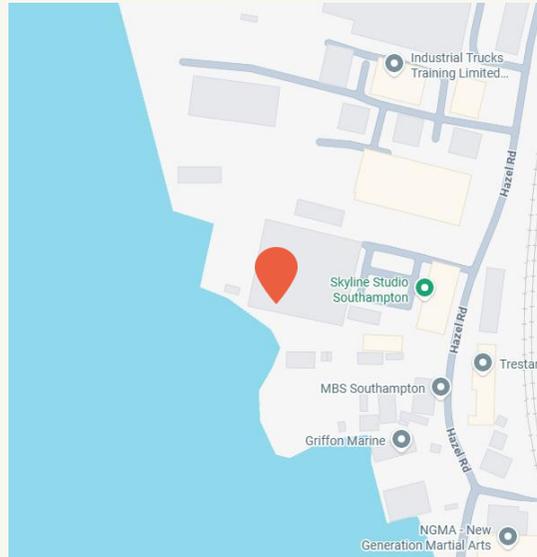
In England and Wales the Code for Leasing Business Premises, 1st edition, strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.

## Location

The property is located off Hazel Road, a traditional industrial and marine area of Southampton on the eastern side of the River Itchen.

Hazel Road links with Portsmouth Road which provides access to Woolston town centre via Bridge Road or on to the A325 Itchen toll bridge to Southampton to the west or continue on Portsmouth Road east through to junction 8 of the M27.

Hazel Road also links with Bridge Road and Peartree Avenue which provide access to Bitterne or through Thornhill north to junction 7 of the M27.



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## Contact us

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Strictly by appointment with sole agents Hellier Langston