



**UNIT 5-6 MIDAS BUSINESS PARK, SOUTHAMPTON, SO31  
7GW**

**INDUSTRIAL / WAREHOUSE TO LET**

**319 TO 5,401 SQ FT (29.64 TO 501.77 SQ M)**



**Vail  
Williams**

# Summary

## Two Light Industrial Units with storage and parking

Available Size	319 to 5,401 sq ft
Rent	£48,000 per annum
Business Rates	N/A
Car Parking	Large area outside for parking.
Estate Charge	£1,784 per annum
EPC Rating	E

- Two units available with additional storage.
- Ample parking provision
- No motor trade or leisure uses
- Office and reception area in each building
- Equidistant between Portsmouth & Southampton
- Rent £48,000 pax



# Location



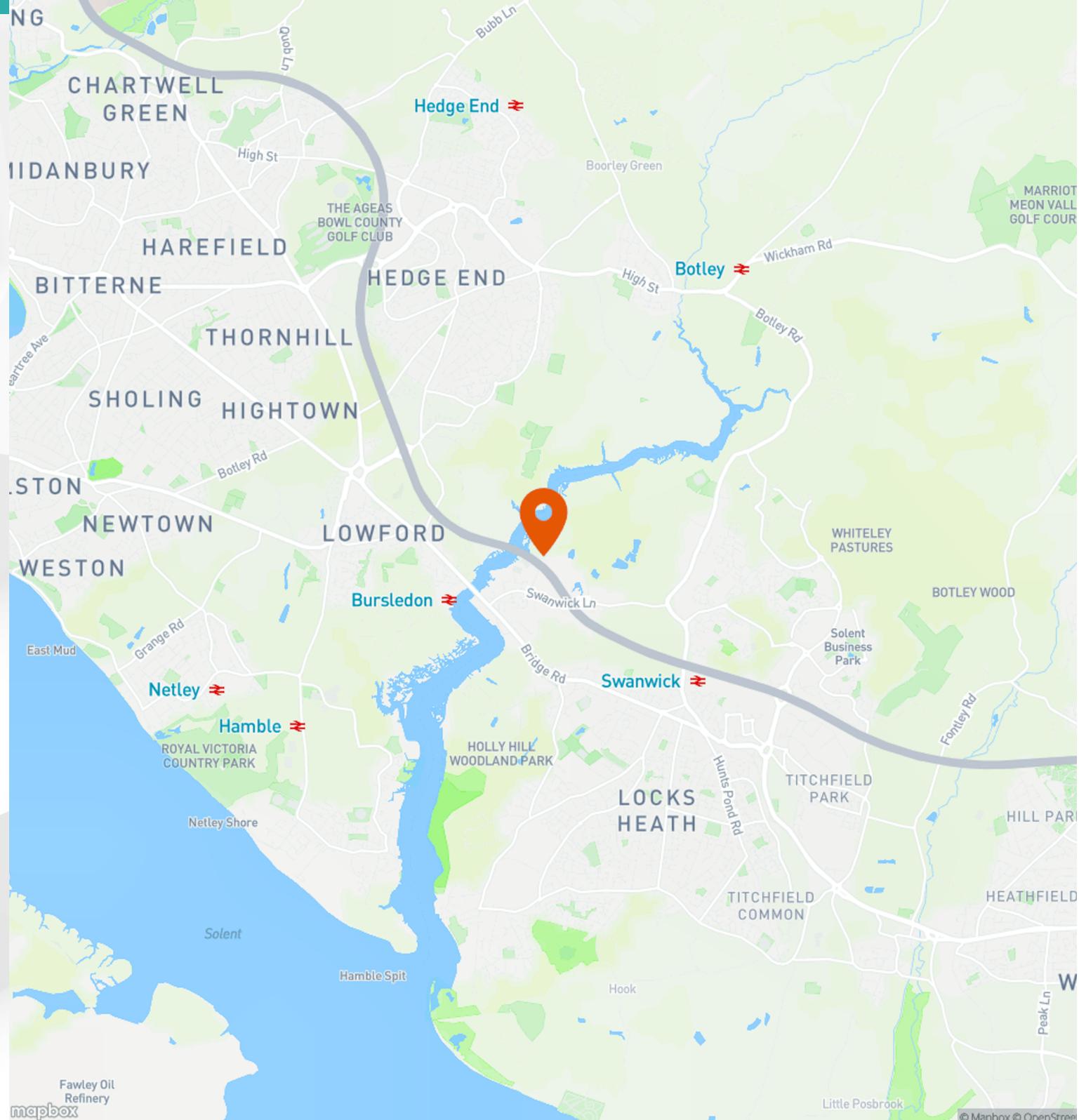
**Unit 5-6 Midas Business Park,  
Southampton, SO31 7GW**

Swanwick sits on the River Hamble and is home to the Premier Marina. Junctions 8 and 9 of the M27 motorway are both within approximately 3 miles in either direction.

Whiteley is strategically positioned roughly midway between the south coast economic centres of Southampton and Portsmouth, with convenient access from Junctions 8 and 9 of the M27.

Southampton lies about 8 miles to the west, while Fareham and Portsmouth are approximately 6 and 10 miles away, respectively.

The property is situated in the back corner of Midas Business Park which is accessed via Coal Park Lane. The park has 6 light industrial units with a well-maintained parking area. Swanwick Train station is 2 miles away.





# Further Details

## Description

The property consists of two light industrial units which are considered as two separate units but will be rented together.

Unit 5 is on the left hand side and features an open warehouse space with office, W/C and kitchenette. The unit has a concrete painted floor with a mono pitched roof. There is a hinged loading door of 4.56m width and 2.61m height.

Max height to eaves - 3.1m

Min height to eaves - 2.01m

Unit 6 is on the right hand side and is the larger of the two buildings with a warehouse area, office, kitchenette and W/C. The unit benefits from double glazed units, concrete floor and carpet tiles in the office. The manual sliding loading door has a width of 3.97m and 3.13m tall.

Max height to eaves - 3.33m

Min height to eaves - 1.93m

There are two external sheds in between unit 5&6 that have been used as additional storage. The gravel area at the front is used for parking.

Unit 5&6 are currently rated separately. Please enquire with Agent for business rates details.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Unit 6 Main Warehouse	3,028	281.31	Available
Unit - Unit 5 Main Warehouse	1,589	147.62	Available
Building - Shed 1	363	33.72	Available
Building - Shed 2	319	29.64	Available
<b>Total</b>	<b>5,299</b>	<b>492.29</b>	

## Terms

A new full repairing and insuring lease is available at £48,000 per annum. There is a service charge. The property is available at the end of March 2026.

## Legal Costs

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

## AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.





## Enquiries & Viewings



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**Vail  
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