



**HELLIER
LANGSTON**
Commercial Property Consultants

TO LET

1,957.80 SQM (21,074 SQFT)

**INDUSTRIAL/WAREHOUSE UNIT WITH LARGE CONCRETE YARD,
PARKING, SLIPWAY WATER ACCESS**

Bay 1, Merlin Quay, Hazel Road, Woolston, Southampton SO19 7GB



KEY FEATURES

Water access via Slipway

Large external concrete yard

Eaves height 8.37m

Ridge height 12.55m

Haunch height 7.60m

Large electricity Supply

Large gas supply

**Under Refurbishment
Available October 2022**

**Call us on: 02382 022 111
Visit: www.hlp.co.uk**

Hellier Langston

Enterprise House, Ocean Village
Southampton SO14 3XB

TO LET

Bay 1, Merlin Quay, Hazel Road, Woolston, Southampton SO19 7GB

Bay 1

Bay 1 is a clear span steel portal framed workshop/ warehouse with a full height, insulated concertina loading door as well as a full height up and over loading door opening onto the main yard/ slipway area. There is a further full height roller shutter door in the rear (Hazel Road) elevation. At the Hazel Road end of the building is a two storey office area incorporating WCs and other staff facilities.

Specification

- Ridge: 12.55 m
- Eaves: 8.37 m
- Haunch: 7.60 m
- Front roller shutter 5.2 m (w) x 6.4 m (h)
- Rear sectional up and over door 3.99 m (w) x 5.9 m (h)
- Rear insulated concertina loading door 13.98 m (w) x 5.95 m (h)
- High bay sodium lighting
- Compressed air ring main
- 4 gas heaters with high level gas supply
- High level fans
- 63 amp 3 phase sockets and 110v ring main



Call us on: 02382 022 111 Visit: www.hlp.co.uk

TO LET

Bay 1, Merlin Quay, Hazel Road, Woolston, Southampton SO19 7GB

Bay 1	sq m	sq ft
Workshop	1,831.28	19,712
Ground Floor Office	63.26	681
First floor Office	63.26	681
Total Gross Internal Area	1,957.80	21,074

Terms

The site is available either as a whole or in parts by way of a new Full Repairing and Insuring lease(s) for a term to be agreed and incorporating 5 yearly periodic rent reviews.

Rent

£210,740 per annum exclusive VAT and all other occupational costs.

Rateable Value (Rateable Values are estimated as the whole site is currently Rated as one assessment)

Bay 1 - £90,500 Rates Payable (x 0.512) - £46,336

Service Charge

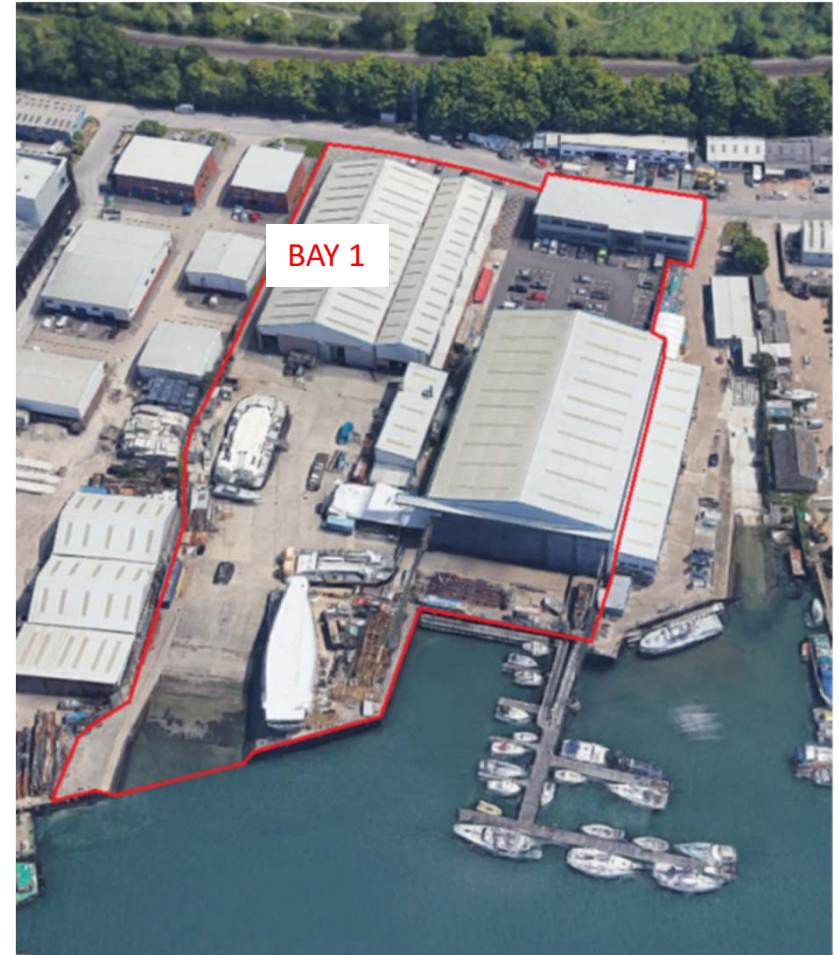
A service charge will be levied to cover the cost of maintenance of common parts estimated at £1 per sqft.

EPC

D - 85

VAT

We understand that the premises have been elected for VAT.



Call us on: 02382 022 111 Visit: www.hlp.co.uk

TO LET

Bay 1, Merlin Quay, Hazel Road, Woolston, Southampton SO19 7GB



Merlin Quay comprises a concrete wharf totalling 1.767 hectares (4.37 acres) with 6,209.19 m² (66,836 ft²) of warehouse and industrial units within four buildings known as Bay 1, Bay 2, Bay 3 and Bay 4. To the rear of Bay 1 and Bay 2 is a large concrete yard which has been recently reinforced and resurfaced, and which provides direct access on to the River Itchen via a 20m wide concrete slipway.

Within the yard of Bays 1 and 2 sits Bay 4, a detached single storey industrial building which has most recently been used as a spray booth. Bay 3 is a large single high bay building, also benefiting from direct water access from the wharf by way of an internal and external 20 tonne gantry crane. To the front of Bay 3 is a modern (2011) purpose built office block over two storeys with circa 55 car parking spaces in a tarmac surfaced car park between the two buildings.

The site currently benefits from two entry or exit points off Hazel Road, the first being between the Hercules House offices and Bay 2, the second being located between Bay 1 and the northern boundary of the site. The site benefits from all mains services, including a substantial electricity supply.

Call us on: 02382 022 111 Visit: www.hlp.co.uk

TO LET

Bay 1, Merlin Quay, Hazel Road, Woolston, Southampton SO19 7GB

Location

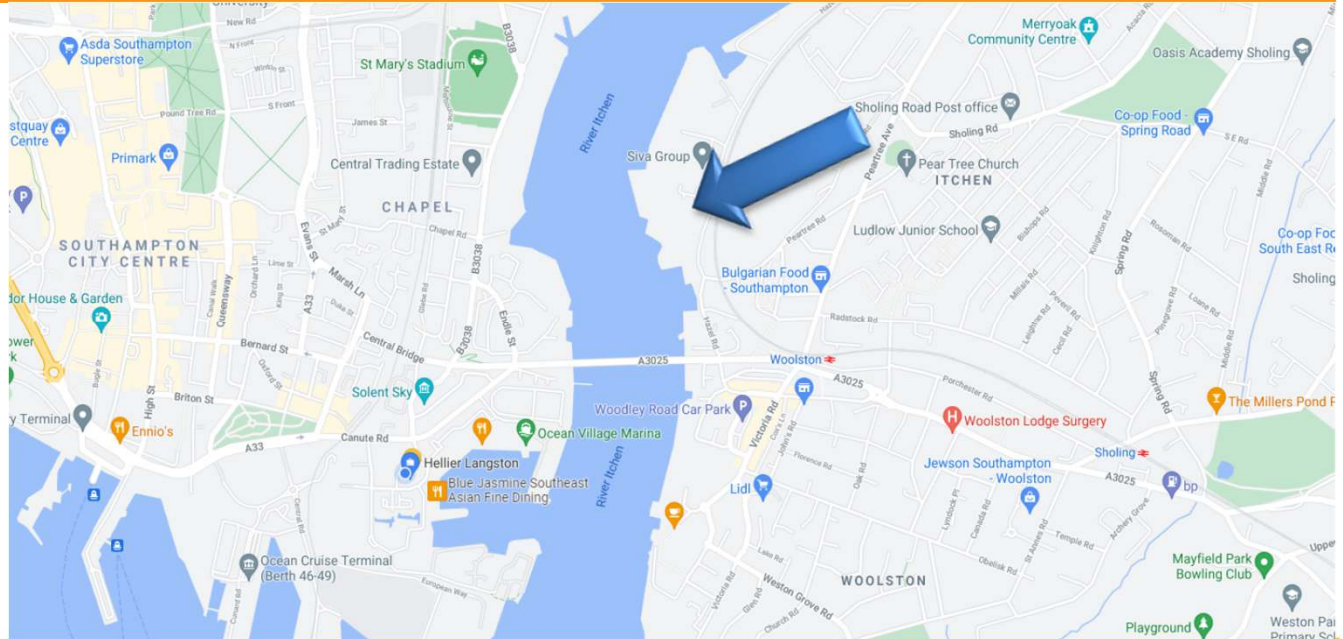
The property is located on Hazel Road, a traditional industrial and marine area of Southampton on the eastern side of the River Itchen. Hazel Road links with Portsmouth Road which provides access to Woolston town centre via Bridge Road or on to the A325 Itchen toll bridge to Southampton to the west or continue on Portsmouth Road east through to junction 8 of the M27. Hazel Road also links with Bridge Road and Peartree Avenue which provides access to Bitterne or through Thornhill north to junction 7 of the M27.

Proximity of Merlin Quay to: -

Location	Miles	Kms
Junction 7 M27	3.5	5.6
Junction 4 M27/J14 M3	5.8	9.3
Southampton International Airport and Parkway Station	5.2	8.4
Southampton Dock Gate 20	5.1	8.2
Portsmouth Docks	19.8	31.9

Viewing

Strictly by appointment through sole agents **Hellier Langston**.



Call us on: 02382 022 111 Visit: www.hlp.co.uk



Matthew Poplett
m: 07971 824525
e: matt@hlp.co.uk



Jason Webb
m: 07989 959064
e: jason@hlp.co.uk

Hellier Langston
Enterprise House
Ocean Village
Southampton
SO14 3XB
02382 022 111
www.hlp.co.uk



**HELLIER
LANGSTON**
Commercial Property Consultants

02382 022 111
www.hlp.co.uk

IMPORTANT NOTICE: Hellier Langston and their clients give notice that: (i) they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents Hellier Langston have not tested any services, equipment or facilities. (iii) Purchasers must satisfy themselves by inspection or otherwise.