



**HELLIER  
LANGSTON**  
Commercial Property Consultants

# TO LET

912.74 sq m (9,825 sq ft)

**Prominent Main Road Frontage Trade Counter/ Industrial /  
Warehouse Unit**

**Unit 12 Southampton Trade Park, Third Avenue,  
Southampton SO15 0AD**



## KEY FEATURES

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**Trade Counter Unit**

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**Main Road Frontage**

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**Showroom**

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**8.13 m eaves height**

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**7.00 m haunch**

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**8.71 m ridge**

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**Electric Up and Over Door 4.0m (w) x 4.5m (h)**

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**Other occupiers include Toolstation, HPS, Crown Paints, CTD Tiles and Rexel**

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**Call us on: 02382 022 111**  
**Visit: [www.hlp.co.uk](http://www.hlp.co.uk)**

**Hellier Langston**

Enterprise House, Ocean Village  
Southampton SO14 3XB

# TO LET

## Unit 12 Southampton Trade Park, Third Avenue, Southampton SO15 0AD

### Description

The property comprises a modern end of terrace unit, fully clad over a steel portal frame. There is one electric loading door. Highly secure dedicated Trade Park with ample car parking.

### Specification

- 8.13m Eaves
- 7.0m Haunch
- 8.73m Ridge
- B1c, B2 and B8 use
- Strip Fluorescent Lighting
- Rooflights
- Electric Up and Over Roller Shutter Door 4.0m (w) x 4.53m (h)
- Male, Female & Disabled WCs
- Showroom area with LED Lighting, Suspended Ceiling and Air Conditioning Cassettes
- Main road frontage
- Car Parking and forecourt loading
- EPC Rating – C-64

### Accommodation

Floor Area	Sq M	Sq Ft
Ground Floor	912.74	9,825
<b>Total Floor Area (GIA)</b>	<b>912.74</b>	<b>9,825</b>



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## Unit 12 Southampton Trade Park, Third Avenue, Southampton SO15 0AD

### Location

Southampton Trade Park is Southampton's only dedicated trade centre. Located in Millbrook, the site is situated in a prime position just west of the Southampton western docks. This established area is well served by the A3024 dual carriageway, which provides easy access to the City Centre and M271 motorway leading to the M27 (J3) and M3 (J14). Accessed via Third Avenue, the site is highly visible from the Millbrook Flyover (A33 Millbrook Road West) and as such benefits from a large volume of passing traffic on a daily basis.

### Terms

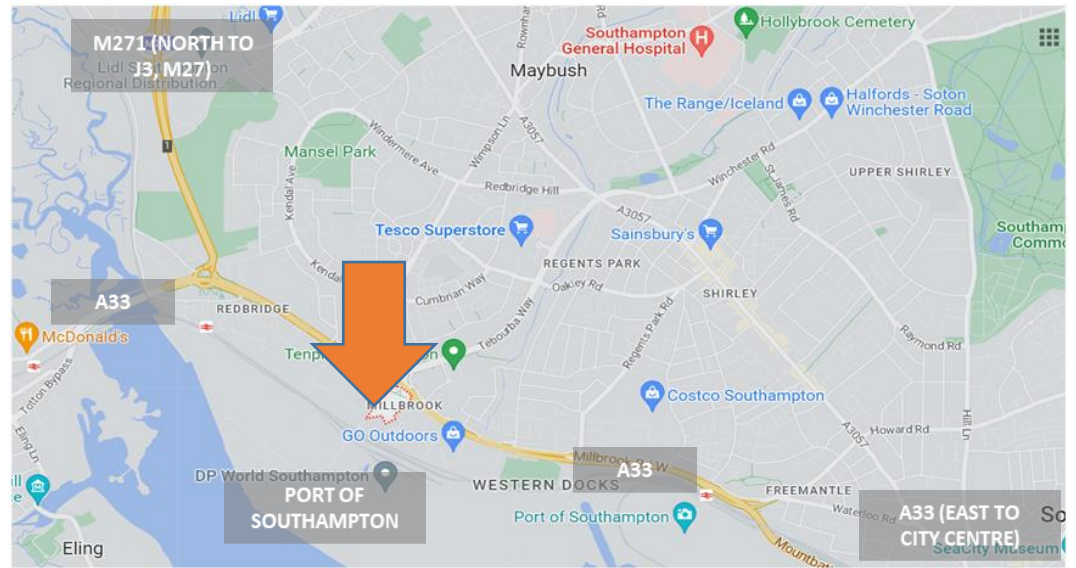
The premises are available on a new lease for a term to be agreed.

### Rent

£157,200 per annum exclusive VAT and all other occupational costs.

### Business Rates

The proposed new Rateable Value from April 2023 is £102,000



### VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

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