



Britannia Wharf, Marine Parade, Southampton S014 5JF

FOR SALE

Open Storage 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.

Title plans and EPC are available on request.

- ✓ **Secure hardstanding site**
- ✓ **Wharf site opposite St Mary's Stadium**
- ✓ **Ground and first floor offices 851 sq ft (79.06 sq m)**
- ✓ **Concrete Block Plant 5,938 sq ft (555.83 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 ¼ 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 Internal Areas	Acres	Ha
Site	1.47	0.59
Total	1.47	0.59

VAT

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

LEGAL COSTS

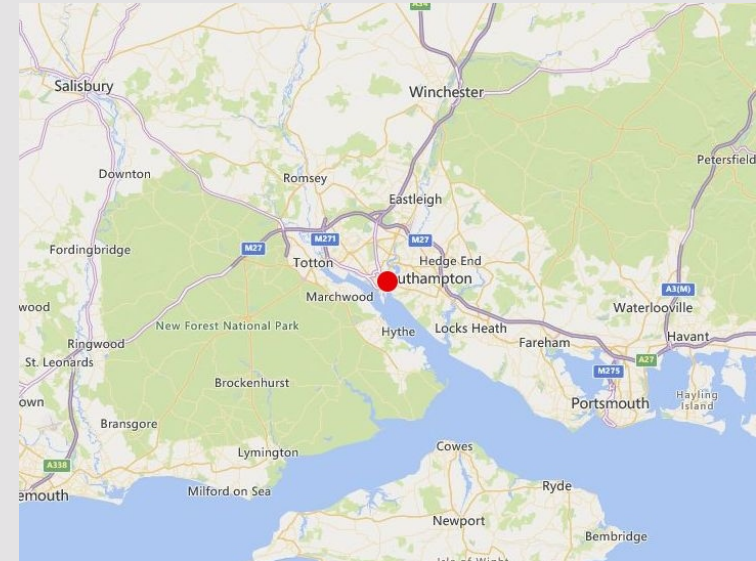
Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

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

TERMS

Freehold with vacant possession. There is a clawback provision on development and restrictive covenant. Further information on request.



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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