

MARCHWOOD WHARF, HAMPSHIRE

UNITS G1, G2 & G6 TO LET

3.7 hectares (9.14 acres)

Marchwood Industrial Park, Oceanic Way,
Marchwood, SO40 4PB

Available Property

Aggregates wharf with open storage

Industrial unit 3,258 sq ft (302.7 sq m)

Wharf site G6 7.14 acres (2.9 ha) and
adjoining Site G1 & G2 2 acres (0.8 ha)

Direct access to Southampton Water and
opposite the Port of Southampton

Opportunity

Sites G1 & 2 and G6 together comprise a predominantly rectangular site with its own wharf access to Southampton Water. The sites are split level but have previously been interconnected. G6 is predominantly concrete surfaced whilst G1 & 2 has a aggregate surface. Both sites are secured by metal palisade fencing and there is the benefit of mains power and water.

Key Specification

- + Aggregates wharf with water & road access
- + Concrete surface
- + Surrounded by a 2.2 meter palisade fence
- + Onsite security
- + Established industrial site
- + 222m wharf with maintained depth of up to 4.0m below chart datum. Industrial unit with ancillary offices.

Planning

Site G6 has planning permission for use as a minerals wharf and currently has a minerals use allocation in the Hampshire Minerals and Waste Local Plan.

Rent

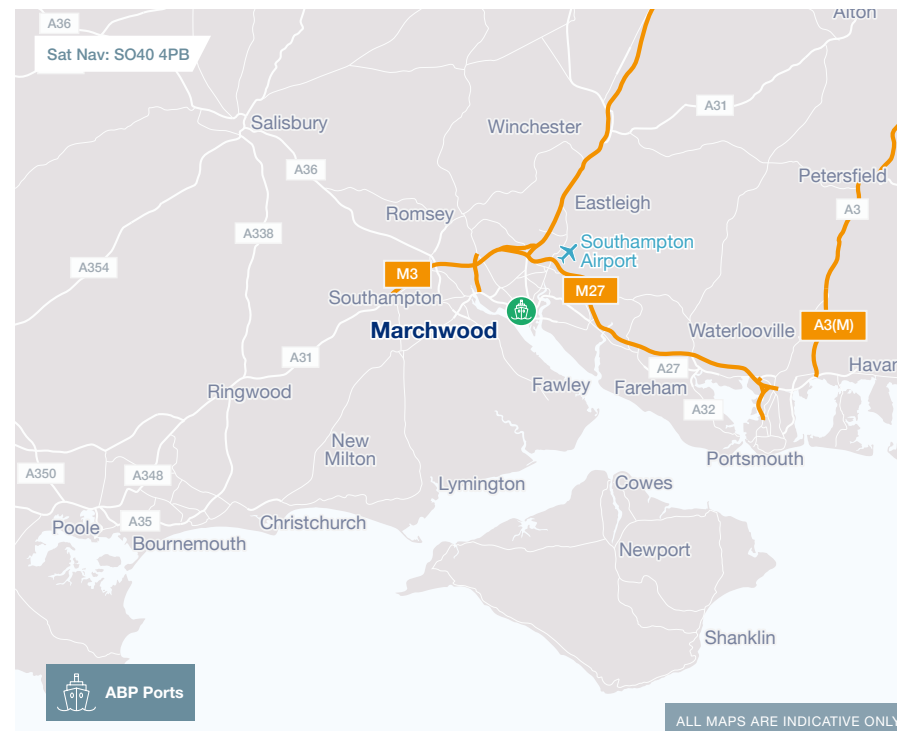
On application.

Rates

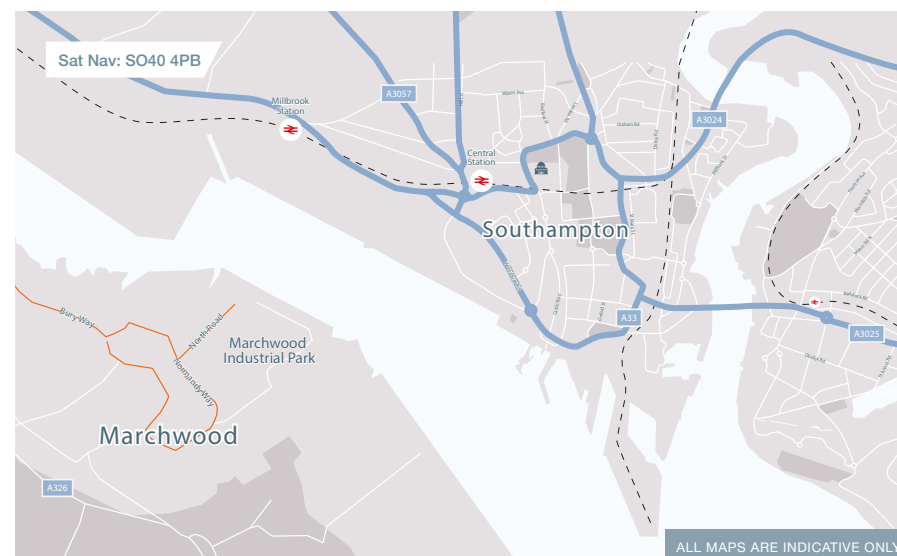
To be reassessed following vacation of the current occupier.

Accommodation

Industrial unit	3,258 sq ft (302.7 sq m)
G1 & G2	2 acres
G6	7.14 acres
Total	9.14 acres



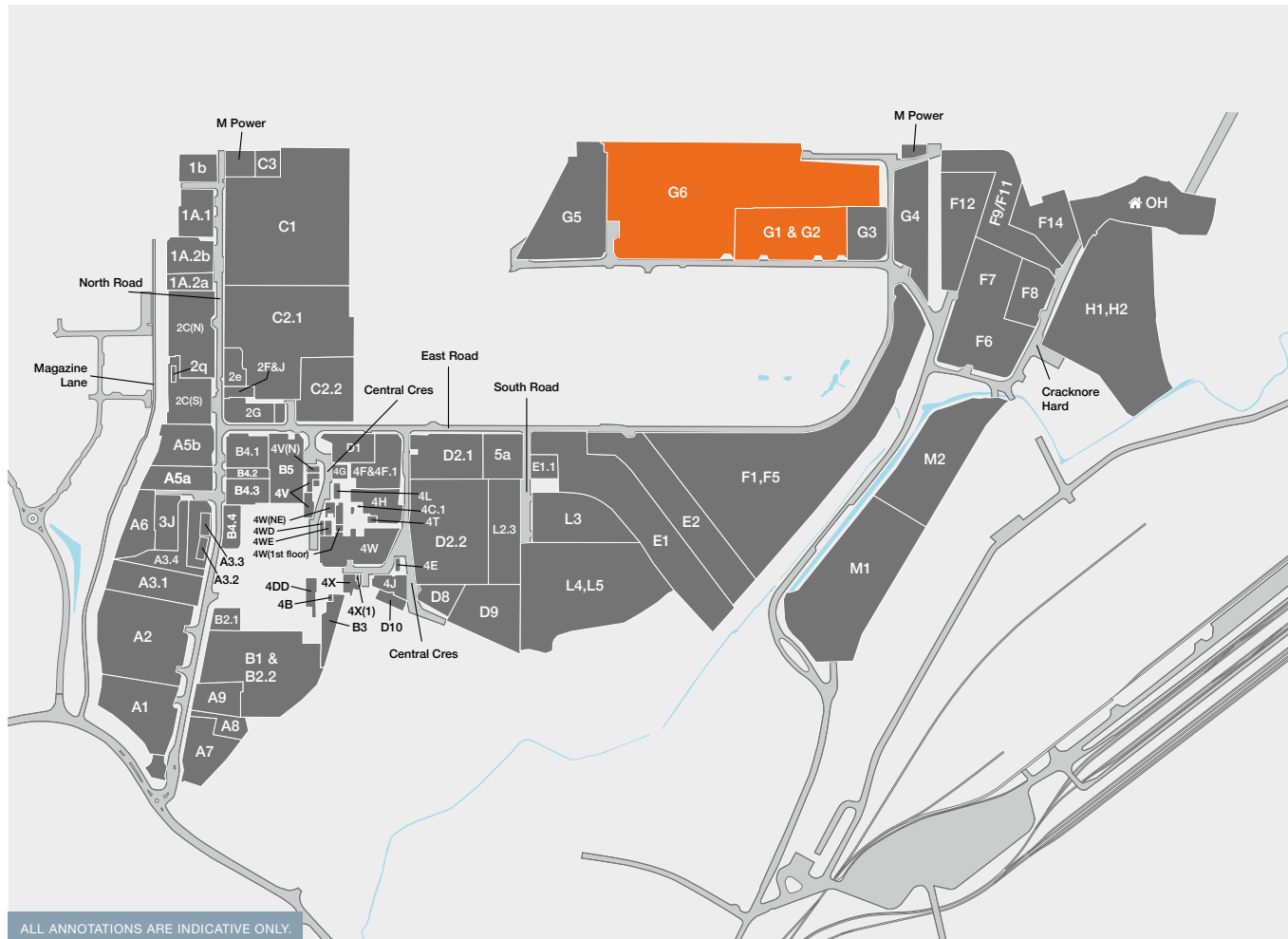
ALL MAPS ARE INDICATIVE ONLY



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Marchwood Industrial Park

Marchwood Industrial Park is situated on the western shore of Southampton Water, opposite the container terminal and docks. It is close to Southampton City Centre, the M271 and the M27 Motorway links. Access to the site is off the A326 Marchwood By-Pass which is about 10 minutes' drive time from the M271.



Tenure

The premises are available by way of a new FRI lease for a term of years to be agreed. Full details are available upon application with the joint agents (see below).

Service Charge

A provision will be included in the lease for the tenant to pay a service charge contributing to maintenance of the common areas including the provision of 24/7 Estate security.

EPC

A full copy of the EPC will be made available to interested parties upon request.

VAT

VAT will be charged on all costs.

Legal Costs

Landlords legal costs for dealing with the transaction are to be met by the ingoing Tenant.

For further information, or to arrange a viewing, please contact:

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Land Space Funding



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Delivering Property Solutions

ABP Property has the land, the space and the in-house funding to deliver existing or bespoke property solutions. With 960 hectares of available port-based development land and a wealth of experience in the provision of industrial, logistics and office space, talk to us about how we can help you.

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