



Units 4WD & 4WE, Central Crescent, Marchwood SO40 4BJ

TO LET

Industrial/Warehouse located on popular site

**4,525 Sq Ft
(420 Sq M)**

Units 4WD & 4WE, Central Crescent, Marchwood SO40 4BJ

DESCRIPTION

The unit comprises a self-contained part of a larger warehouse of steel portal construction. The industrial/warehouse benefits from pedestrian and level access loading to the front and rear of the property. There are a variety of small office suites plus access to communal WC facilities.

Externally there is allocated parking.

There is 24/7 security on the estate.

- ✓ Loading door 1: 3.95m (w) x 4.06m (h)
- ✓ Loading door 2: 2.86m (w) x 2.7m (h)
- ✓ 4.3m minimum eaves
- ✓ Allocated parking
- ✓ Cellular office suites



LOCATION

The Marchwood Industrial Park is located on the western bank of Southampton water opposite the container terminal of Southampton Docks. It is close to the City Centre and benefits from easy access to the Docks which are approximately 5 miles away.

The Property is located within good proximity to arterial routes connecting with the M271 and M27 in turn.

ACCOMMODATION

| Gross Internal Areas | sq ft | sq m |
|----------------------|--------------|------------|
| Total | 4,525 | 420 |

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.vo.a.gov.uk.

TERMS

The unit is available by way of a sub-lease for a term up to August 2025. Sub-lease to be outside the 1954 Act (Part II as amended). Rent is £36,200 pa exclusive.

EPC

The Energy Performance Asset Rating is D80 for Unit 4WD & E106 for 4WE.



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VIEWING & FURTHER INFORMATION

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