

# MARCHWOOD INDUSTRIAL PARK

UNIT 1A.2B TO LET

North Road, Marchwood, Southampton SO40 4BL

Available Property

Industrial unit 11,854 sq ft  
(1,101 sq m) with 0.2 acre yard

24 hour on site security

6.5m Min Eaves Height

Large Fenced Concrete Yard

# Opportunity

The modern industrial unit of steel portal frame construction was built in 2006 and is accessed through a full height up and over loading door via a large fenced yard. Access can also be gained via one of two personnel doors with the unit benefitting internally from kitchen and WC facilities, mezzanine storage, minimum 6.5m eaves height, 3 phase electricity, mains gas and warehouse lighting.

## Key Specification

- + 6.5 m eaves height
- + Electric up and over loading door.
- + 3 phase power
- + Warehouse lighting
- + Large secure yard

## Business Rates

Rateable Value: £91,500

Rating Assessment Source - [www.voa.gov.uk](http://www.voa.gov.uk)

Uniform Business Rate is 51.2p (2023/2024)

Any intending lessee must satisfy themselves as to the accuracy of this information.

## Rent

£124,467 per annum exclusive.

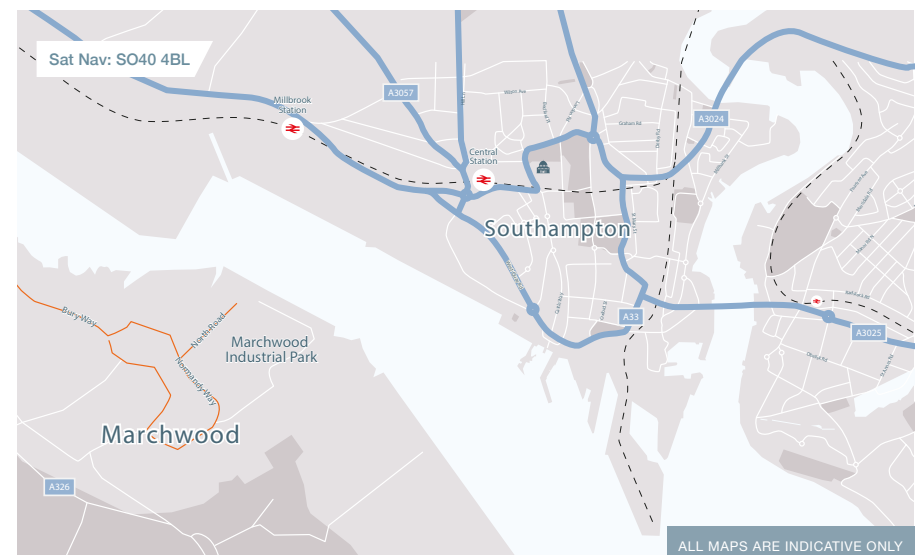
## Legal Cost

The landlord's legal costs incurred in the transaction are to be met by the ingoing tenant.

## Accommodation

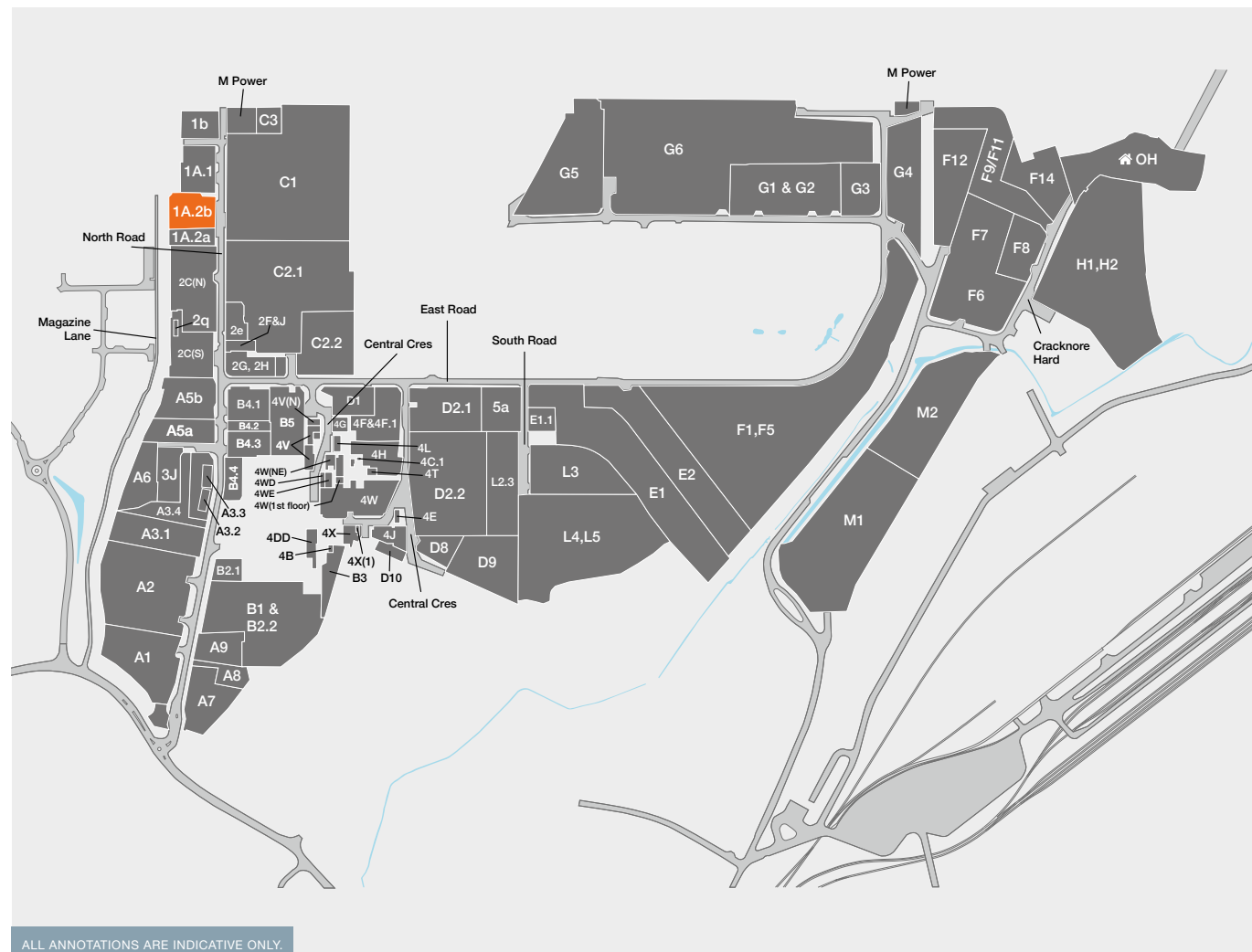
The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition), as follows:

Ground Floor	10,128 sq ft	940.91 sq m
Mezzanine Floor	1,726 sq ft	160.35 sq m
<b>Total GIA</b>	<b>11,854 sq ft</b>	<b>1,101.26 sq m</b>



# Marchwood Industrial Park

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, M271 and the M27.



## EPC



## Service Charge

A service charge is payable in respect of security, maintenance and upkeep of the estate. The service charge will be calculated as 10% of the rent.

## Terms

The unit is available by way of a new full repairing and insuring lease for a term to be agreed.

## VAT

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

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

**Lambert  
Smith  
Hampton**

023 8033 0041  
[www.lsh.co.uk](http://www.lsh.co.uk)

### Dan Rawlings

M: +44 (0) 7702 809 192  
E: [drawlings@lsh.co.uk](mailto:drawlings@lsh.co.uk)

### Luke Mort

M: +44 (0) 7591 384 236  
E: [lmort@lsh.co.uk](mailto:lmort@lsh.co.uk)

### Kenan Rowles BSc (Hons)

M: +44 (0) 77095 022 222  
E: [krowles@lsh.co.uk](mailto:krowles@lsh.co.uk)

**Colliers**

020 7935 4499  
[colliers.com/uk/industrial](http://colliers.com/uk/industrial)

### Georgia Pirbhai

M: +44 (0) 7599 533 143  
E: [georgia.pirbhai@colliers.com](mailto:georgia.pirbhai@colliers.com)

### James Haestier

M: +44 (0) 7818 038 009  
E: [james.haestier@colliers.com](mailto:james.haestier@colliers.com)

**ABP** | PROPERTY

### Katie Bobbett

E: [katie.bobbett@abports.co.uk](mailto:katie.bobbett@abports.co.uk)  
M: 07843 976 955

## 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.

[abports.co.uk](http://abports.co.uk)

Every effort has been made to ensure that the information contained in this document is correct and is it believed to be so at the date of publication. Associated British Ports accepts no responsibility or liability for the accuracy of this document. The descriptions, measurements and/or area sizes contained therein are included as a general outline only, for the guidance of intended purchasers or lessees, and do not form part of any contract. Photographs and site or development land plans are indicative only.