



# Unit 9 Southampton Trade Park

THIRD AVENUE, SOUTHAMPTON, SO15 0AD



**TO LET**

**Prominent Roadside Trade Counter/Industrial/Warehouse Unit  
Highly Visible A33 Western City Centre Approach Road  
Excellent Access to Port of Southampton & J3, M27  
4,910 - 9,825 sq ft (456 - 912 sq m)**

## 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. There is an opportunity for the unit to be split into two separate units.

## 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
- Gas Central Heating
- Potential for 17 Car Parking Spaces
- EPC Rating – B49



| Floor Area                    | Sq Ft        | Sq M       |
|-------------------------------|--------------|------------|
| Ground Floor                  | 4,910        | 456        |
| Ground Floor                  | 4,915        | 456        |
| <b>Total Floor Area (GIA)</b> | <b>9,825</b> | <b>912</b> |



# SOUTHAMPTON TRADE PARK

1

**Tile Giant**

5

**HYDROSCAND**  
HOSE AND FLUID CONNECTORS

9

2

**TOOLSTATION**

6

**HPS**  
Heating Plumbing Supplies

10

**resapol**

3

**CROWN**  
DECORATING CENTRES

7

**REXEL**

11

**Poingdestres**  
ANGLING CENTRE

4

**SLG SAFETY LIFTING & GEAR.COM**

8

**REXEL**

12

**International  
Decorative Surfaces**

Managed by



Workman LLP  
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## 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

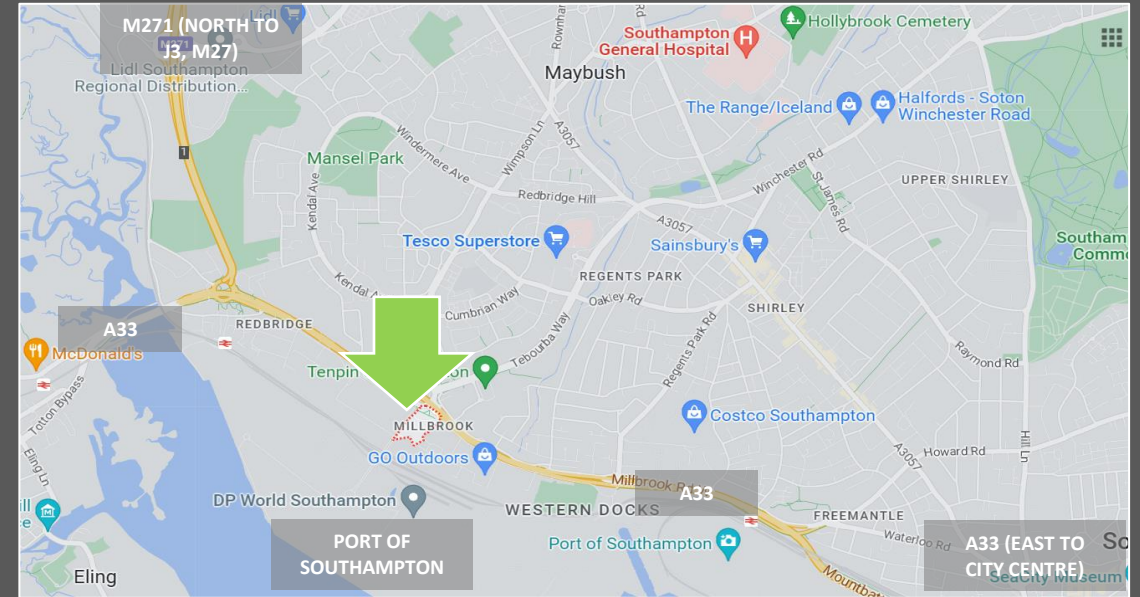
The premises are available on a new lease for a term to be agreed.

## Rent

On application.

## Business Rates

The proposed new Rateable Value from April 2023 is £101,000 for the unit as a whole.



Unit 9 Southampton Trade Park, Third Avenue, Southampton

SAT NAV: SO15 0AD

| Destinations                      | Miles |
|-----------------------------------|-------|
| Junction 3, M27                   | 2.5   |
| Port of Southampton               | 0.5   |
| Southampton Central Train Station | 2.3   |
| Junction 14, M3                   | 5.5   |
| Southampton Airport               | 5.1   |
| Portsmouth                        | 26.7  |

## VIEWING AND FURTHER INFORMATION

*Viewing strictly by prior appointment*

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