

To Let

- 555KVA / 800 Amp 3 phase electricity supply
- 6m Eaves
- To Be Refurbished - Available Spring 2024
- 0.25 (approx.) Acre Secure Yard which could be extended
- Double Roller Shutter Doors




Keygrove
www.keygrove.com
023 8063 5333

Industrial Unit with Secure Yard
15,431 sq ft (1,433.54 sq m)

17 William Street, Southampton, Hampshire, SO14 5QH

Description

The property comprises a self contained industrial unit and yard accessed via a private road. The accommodation is all at ground floor level.

The warehouse benefits from 6.11m eaves height and 7.89m ridge height. There are two electric roller shutter doors (approx. 5m high x 4m wide).

There are offices at the front of the building, accessed via pedestrian door from the car park/yard. The offices have suspended ceilings and fluorescent lighting. There are staff WC's and a small kitchen in the office block.

There is an additional WC/ locker block which is accessed via the main warehouse.

As part of the refurbishment, it is our client's intention to increase this area to 24,829 sq ft (0.57 acres) excluding the access road. The property is potentially undergoing refurbishment which may include new roof, re clad elevations, LED warehouse lighting, newly painted epoxy resin floor, new electric up and over roller shutter doors.

Accommodation (Approximate GIA)

Floor	Area (sq ft)	Area (sq m)
Industrial Warehouse	14,084	1,308.4
Office	851	79.06
Locker Room/ WC's	496	46.08
Total	15,431	1,433.54



Terms

The premises are available on a new full repairing and insuring lease:-

Un-refurbished as is wind and watertight no extra yard £140,000 per annum.

Un-refurbished as is wind and watertight with extra yard £168,000 per annum.

Refurbished no extra yard £172,000 per annum.

Refurbished with extra yard £200,000 per annum.

Rates

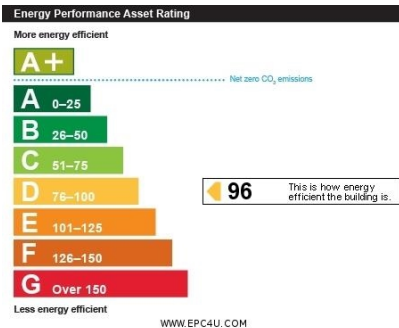
We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £80,500. We recommend that prospective tenants or purchasers verify this with the Valuation Office.

VAT

We are advised that VAT will be payable.

Energy Performance Certificate

EPC rating D96. A copy of the EPC is available on request.



Location

The property is located on William Street close to Shamrock Quay in the well established industrial location of Northam, Southampton. The location is near to St Marys Stadium, Southamton City Centre is approximately 1.5 miles to the east and Southampton Docks are approximately 1.4 miles to the south. Junctions 5 and 7 of the M27 are approximately 6 miles to the north.

Contact/Viewing details

Strictly by appointment through joint sole agents KEYGROVE CHARTERED SURVEYORS or HELLIER LANGSTON

For all enquiries:

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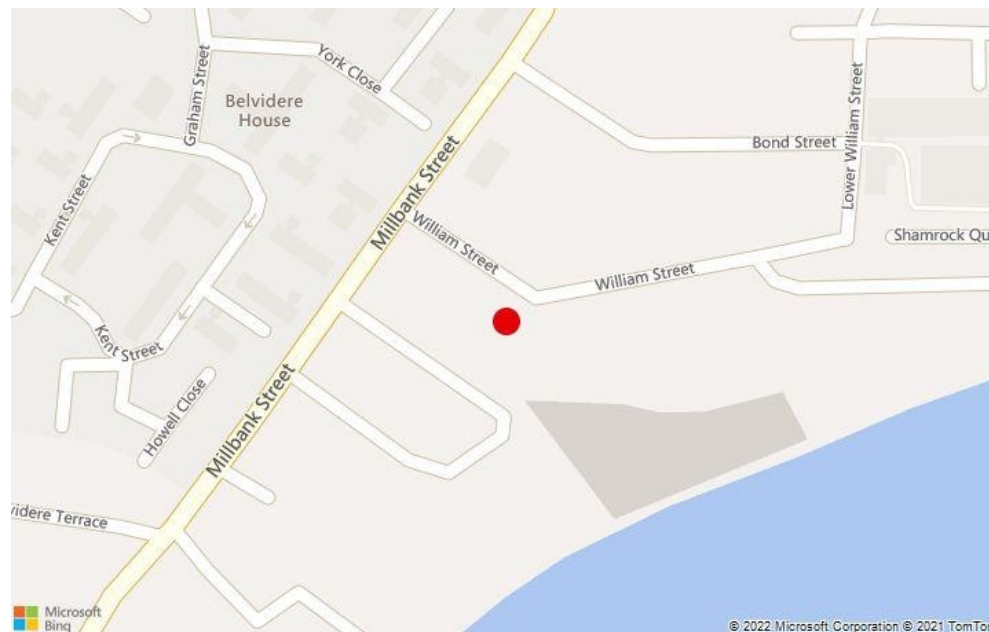
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Map



Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors. Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transactions. The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100064761

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