

UNITS 3-4 WEST QUAY ROAD



WEST QUAY ROAD, SOUTHAMPTON, HAMPSHIRE, SO15 1GZ

LOCATION

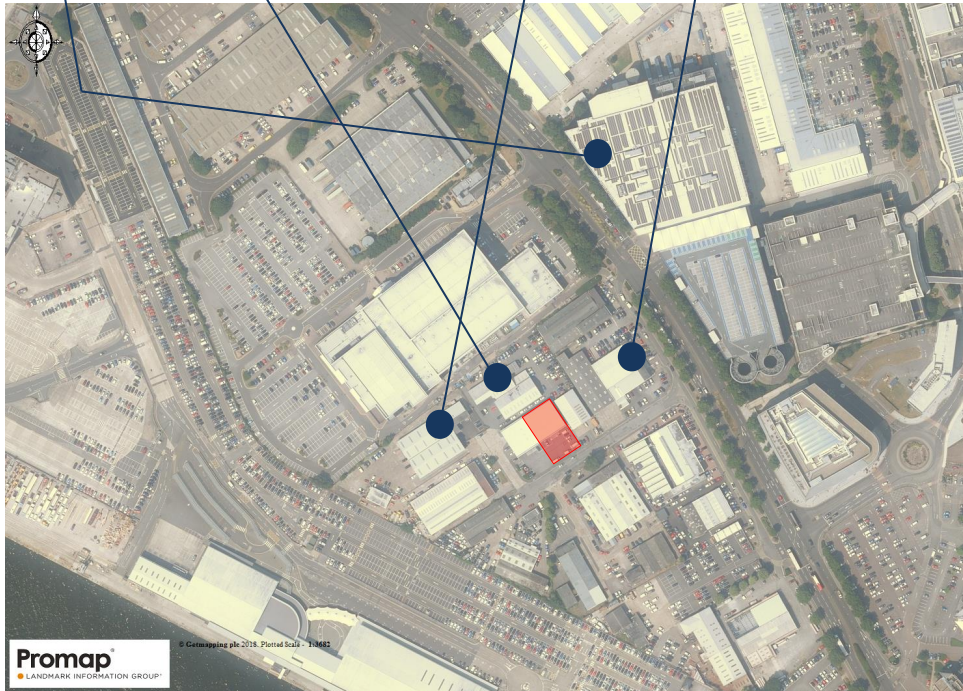
Major Business Presence From:



HENDY



HENDY



Promap
LANDMARK INFORMATION GROUP

© Cartography plc 2018. Printed Scale - 1:6000

*Source: NOMIS data



Southampton has a population of over 250,000.
77.4% are classed as 'economically active' *



Portsmouth: 19 miles

London: 80 miles



Junction 3 M27: 2.8 miles



Southampton: 4.4 miles

Gatwick: 88.3 miles

Heathrow: 63.2 miles



Southampton Central 0.5 miles

Direct services Southampton to Waterloo in 1 hour 20 minutes.





DESCRIPTION

Units 3&4 West Quay Road form part of a modern purpose built development scheme. Units 3&4 are located within a terrace of four industrial warehouse units fronting West Quay Road. Access to the property is either via two electronically operated loading doors or through the personnel entrance, leading to fitted first floor offices. There is no dividing wall so the warehouses merge seamlessly.

LOCATION

The property is located on West Quay Road, in the centre of Southampton’s commercial district. West Quay road is adjacent to the Docks and within close proximity to Southampton main trade and retail parks, including IKEA and West Quay

SPECIFICATION

- 6.9m eaves rising to 7.3m to the highest point
- 3.1m clearance underneath mezzanine floors
- 2 electrical loading doors (2.9m x 4.4m)
- Gas supply
- Large kitchen and welfare area
- 10 Parking bays and loading apron

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a gross internal area basis as follows

Description	Sq Ft
Unit 3 Warehouse & Ancillary	2,150sq ft
Unit 3 First Floor Offices	1,044 sq ft
Unit 4 Warehouse	2,150 sq ft
Unit 4 Mezzanine	1,116 sq ft
Total	6,458 sq ft

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 – Rateable Value - £43,500

Rating assessment Source – www.voa.gov.uk

Terms – The property is available on a new full repairing and insuring lease on terms to be agreed, including periodic rent reviews

Rent - £55,900 per annum



CONTACT

Adrian Whitfield

023 8071 3073

07901 558730

awhitfield@lsh.co.uk



Dan Rawlings

023 8071 3077

07702 809192

drawlings@lsh.co.uk

Jonathan Manhire

023 8038 5626

Jonathan.manhire@eu.jll.com



Simon Woodruff

023 8038 5632

Simon.woodruff@eu.jll.com

© Lambert Smith Hampton November 2018.

Details of Lambert Smith Hampton can be viewed on our website lsh.co.uk

This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by Lambert Smith Hampton as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions set out herein for the purpose of any particular transaction, and no responsibility or liability, whether in negligence or otherwise, is accepted by Lambert Smith Hampton or by any of its directors, officers, employees, agents or representatives for any direct, indirect or consequential loss or damage which may result from any such reliance or other use thereof. All rights reserved. No part of this publication may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988.

Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.