



Unit 9b Southampton Trade Park, Third Avenue, Southampton SO15 0AD

TO LET

Prominent Roadside Trade
Counter/Industrial/Warehouse Unit

**5,011 Sq Ft
(466 Sq M)**

DESCRIPTION

The property comprises a mid-terrace modern warehouse unit, with profile metal sheet cladding to walls and roof built on a steel portal frame. There is a single up and over electric loading door and double personal doors.

- ✓ Trade Counter Unit
- ✓ 8.13m Eaves, 7m Haunch, 8.71m Ridge
- ✓ Electric Up & Over Door 4m (w) x 4.53m (h)
- ✓ Car Parking Spaces
- ✓ Rooflights
- ✓ B1c, B2 & B8 Use

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).

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Unit 9b	5,011	466
Total	5,011	466

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

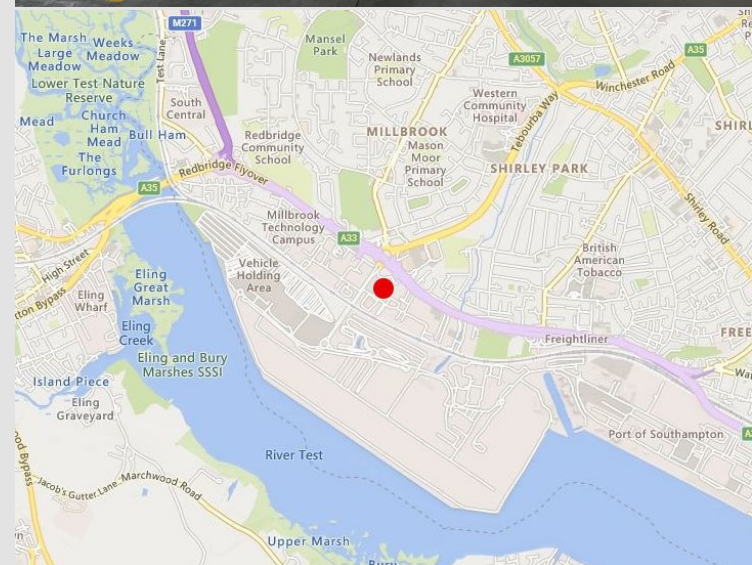
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

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

EPC

The Energy Performance Asset Rating is B (49).



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Regulated by RICS 24-Mar-2025

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