



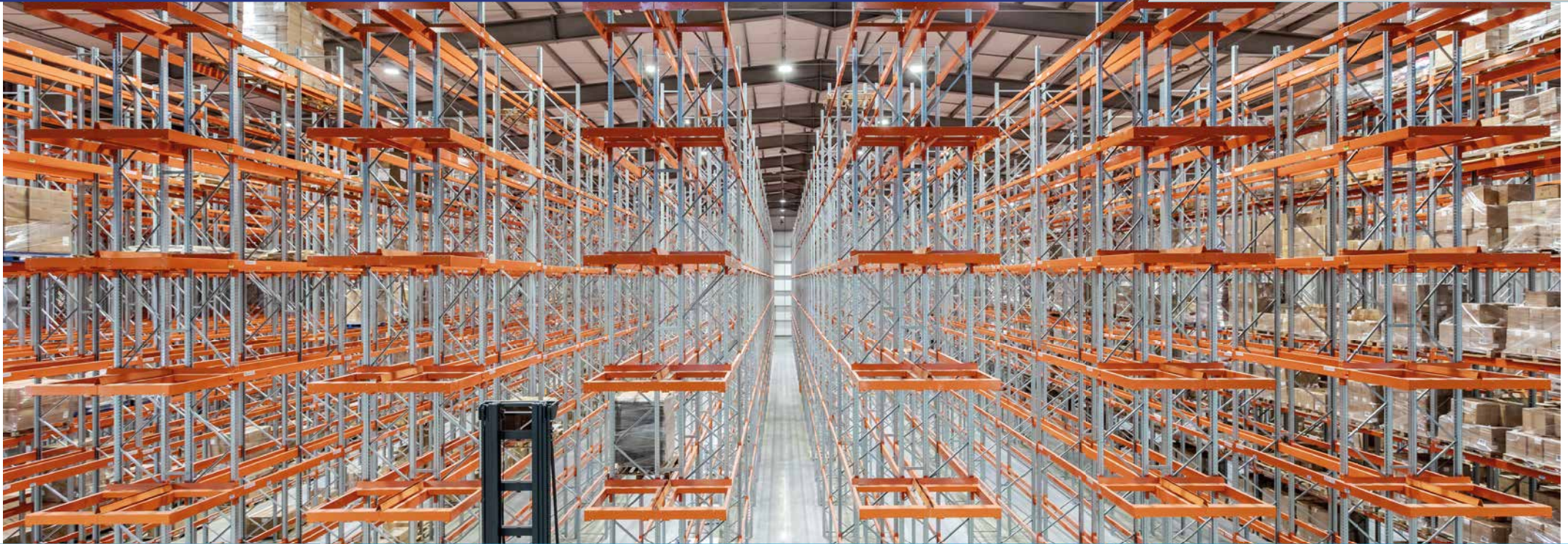
PRIME INDUSTRIAL LOGISTICS BUILDING

FROM 70,000 TO 429,364 SQFT TO LET (FULLY RACKED)
DIRECTLY ON PORT CLOSE TO THE CONTAINER PORT

E208 WESTERN AVENUE, SOUTHAMPTON DOCKS,
SOUTHAMPTON SO15 0GN. [///FILLS.LEAPS.CODE](http://fills.leaps.code)

SPECIFICATION

E208 WESTERN AVENUE PROVIDES A STATE OF THE ART FULLY FITTED LOGISTICS UNIT BEFITTING FROM BEING FULLY RACKED AND BEING AN ON PORT LOCATION WITH ALL THE BENEFITS OF SECURITY AND PORT SERVICES



Secure
fenced site



20 dock
level doors



4 level
access doors



12.5 m to
underside
of haunch



EPC
Rating B



30,582
pallet spaces



24hr
Security



On
Port



50KN psm
Floor loading



60M
Yard depth



LED
Lighting



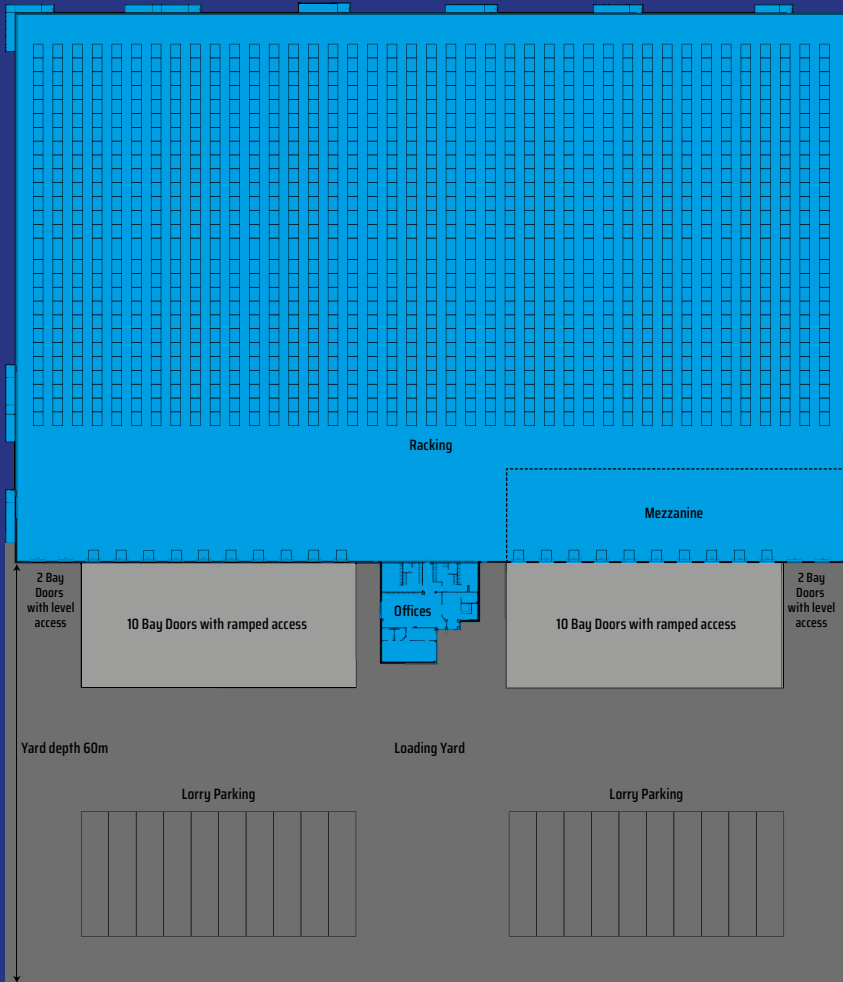
Roof
Terrace



Full canopy
over loading
doors

ACCOMMODATION

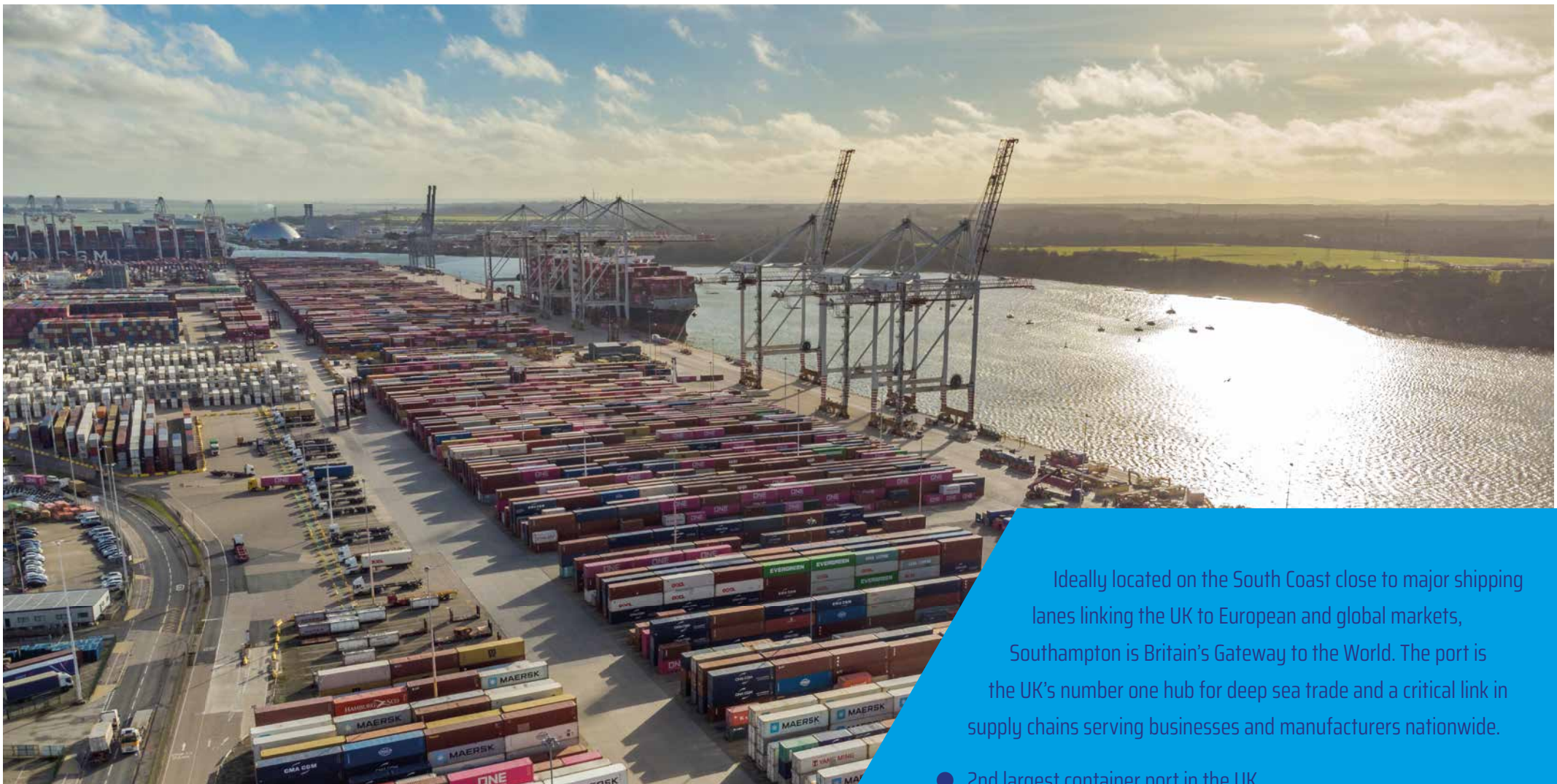
THIS BUILDING WAS CONSTRUCTED APPROXIMATIVELY 4 YEARS AGO AND BENEFITS FROM BEING FULLY RACKED, LED LIGHTING AN IDEALLY LOCATED MEZZANINE USED FOR PICK AND PACK. THE MEZZANINE BENEFITS FROM 2 PALLET GATES.



Warehouse	194,797 sqft	(18,375.34 sqm)
Ground floor	3,478 sqft	(323.10 sqm)
First floor	3,478 sqft	(323.10 sqm)
Mezzanine*	11,084 sqft	(1,029 sqm)
Total	201,753 sqft	(19,021.54 sqm)

All measurements GIA
*Mezzanine not included in total unit size

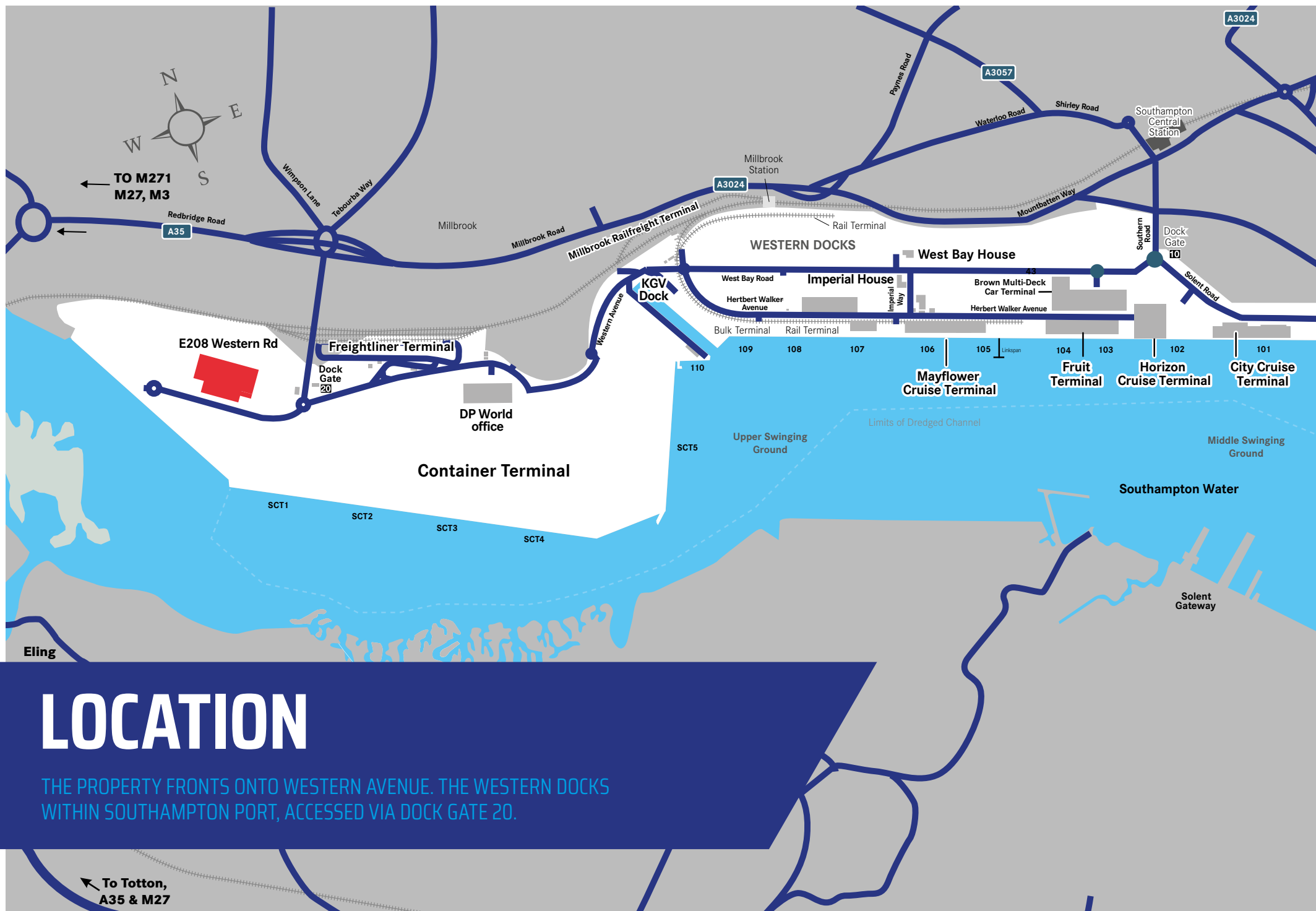
An additional 227,611 sqft adjacent could be made available.



THE PORT OF SOUTHAMPTON

Ideally located on the South Coast close to major shipping lanes linking the UK to European and global markets, Southampton is Britain's Gateway to the World. The port is the UK's number one hub for deep sea trade and a critical link in supply chains serving businesses and manufacturers nationwide.

- 2nd largest container port in the UK
- £1 Billion GVA contribution from the port
- 33.3 million tonnes handled at the port
- 115,000+ Port related jobs in Southampton
- The port handles £40 billion of exports

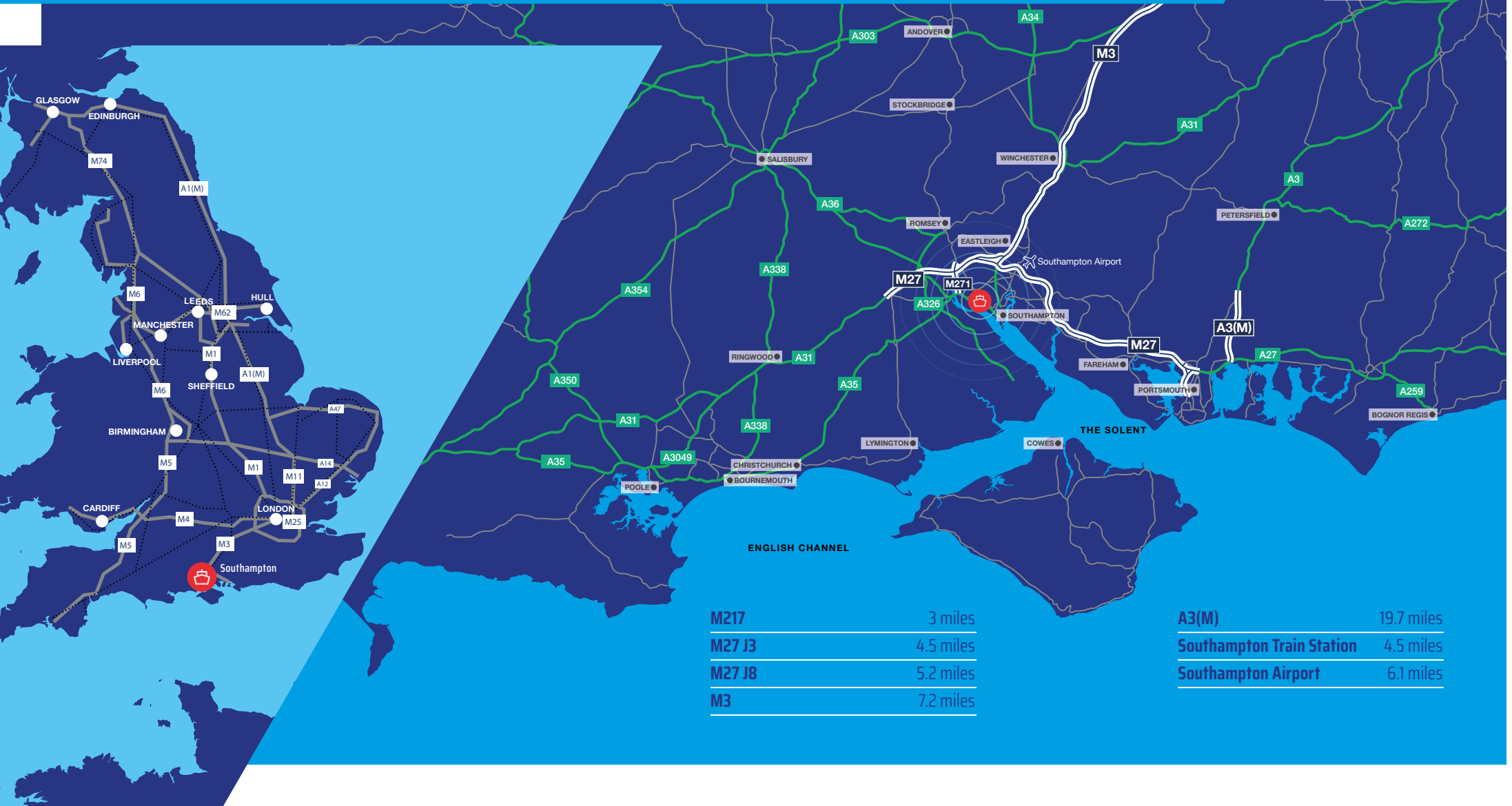


LOCATION

THE PROPERTY FRONTS ONTO WESTERN AVENUE. THE WESTERN DOCKS WITHIN SOUTHAMPTON PORT, ACCESSED VIA DOCK GATE 20.

CONNECTIONS

THE WAREHOUSE BENEFITS FROM BEING WITHIN THE SECURITY BOUNDARIES OF THE PORT. THE WAREHOUSE NEIGHBOURS THE CONTAINER TERMINAL AND ALSO HAS GREAT ACCESS TO THE A33 AND M271 LEADING TO THE M27 AND M3.



CONTACTS

FOR ALL ENQUIRIES, VIEWINGS, OR TO DISCUSS YOUR WAREHOUSE AND LOGISTICS REQUIREMENTS, PLEASE REACH OUT TO EITHER JLL OR LSH.



LEASE

The unit is available by way of an assignment on a lease 10 June 2041. The lease benefits from tenant only break options on 11 June 2033 and 11 June 2036 alternatively a sublease is available for a term to be agreed. A new lease maybe available subject to terms agreeable with the superior landlord.

EPC

Energy rating B.

RENT

On application.



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