

TO LET

SP

# SOUTHAMPTON TRADE PARK

UNIT 9B THIRD AVENUE, SOUTHAMPTON, SO15 0AD

[SOUTHAMPTONTRADEPARK.CO.UK](http://SOUTHAMPTONTRADEPARK.CO.UK)

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PROMINENT ROADSIDE TRADE COUNTER / INDUSTRIAL / WAREHOUSE

5,011 SQ.FT / 465.53 SQ.M

M7 Real Estate





SHURGARD SELF STORAGE



SNOWS TOYOTA



WESTERN DOCKS



A33



FIRST AVE



TO M27 JUNCTION 3,V  
2 MILES, 8 MINS



TO M3 JUNCTION 14,  
20 MINS, 6 MILES



TO SOUTHAMPTON DOCKS,  
3 MILES, 11 MINS



TO SOUTHAMPTON,  
3 MILES, 11 MINS

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## DESCRIPTION

The estate comprises 12 modern warehouse units, arranged in two terraces. The units are constructed of profile metal sheet cladding to walls and roof built on a steel portal frame. There is a single up and over electric loading door with generous forecourt parking and double personnel doors.

## CURRENT AVAILABILITY: ACCOMMODATION

GROSS INTERNAL AREAS	SQ FT	SQ M
Unit 9b	5,011	466
<b>Total</b>	<b>5,011</b>	<b>466</b>



CAR PARKING SPACES



8.13M EAVES



TRADE COUNTER UNITS



B1C, B2 & B8 USE



ELECTRIC UP AND OVER DOORS



ROOFLIGHTS

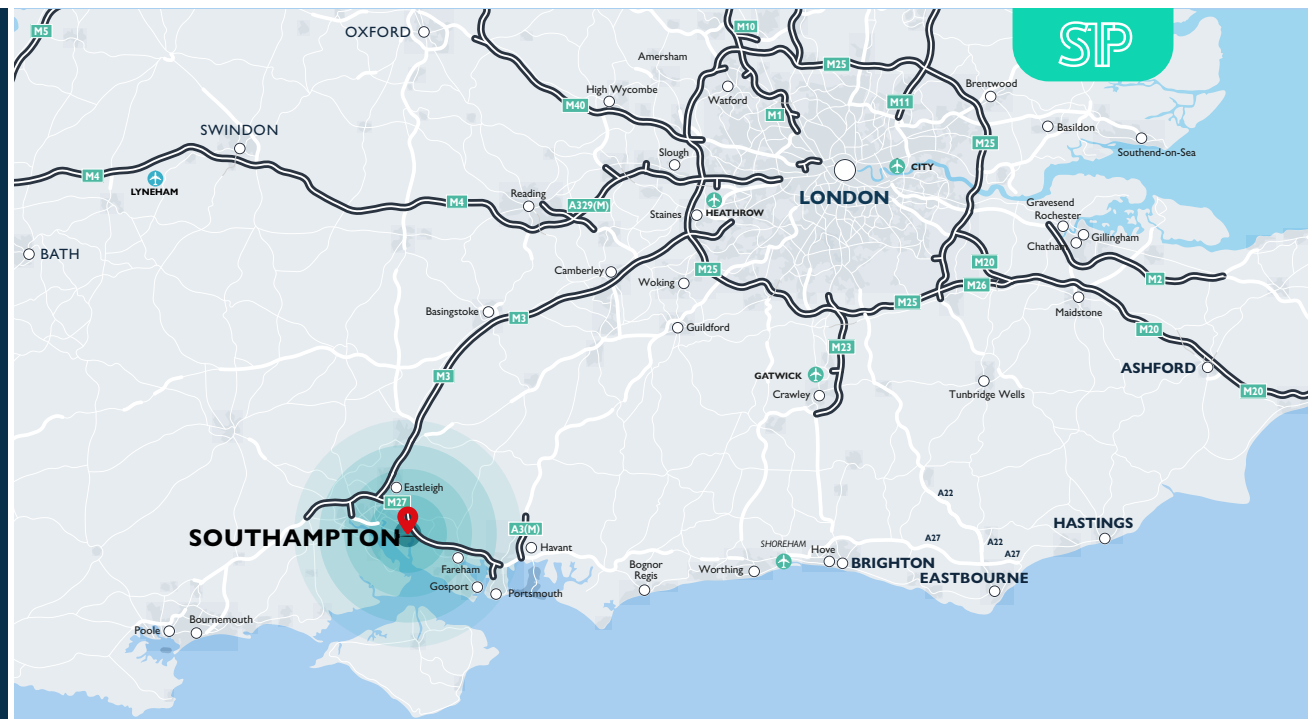




## LOCATION

Southampton is a **leading commercial centre** and primary logistics hub on the South Coast as a result of the city's **excellent road, port, rail and air connectivity**. Located 22 miles west of Portsmouth, 70 miles south of London and 90 miles from mainland Europe, the city has a strong manufacturing base along with one of the **UK and Europe's most significant port operations**.

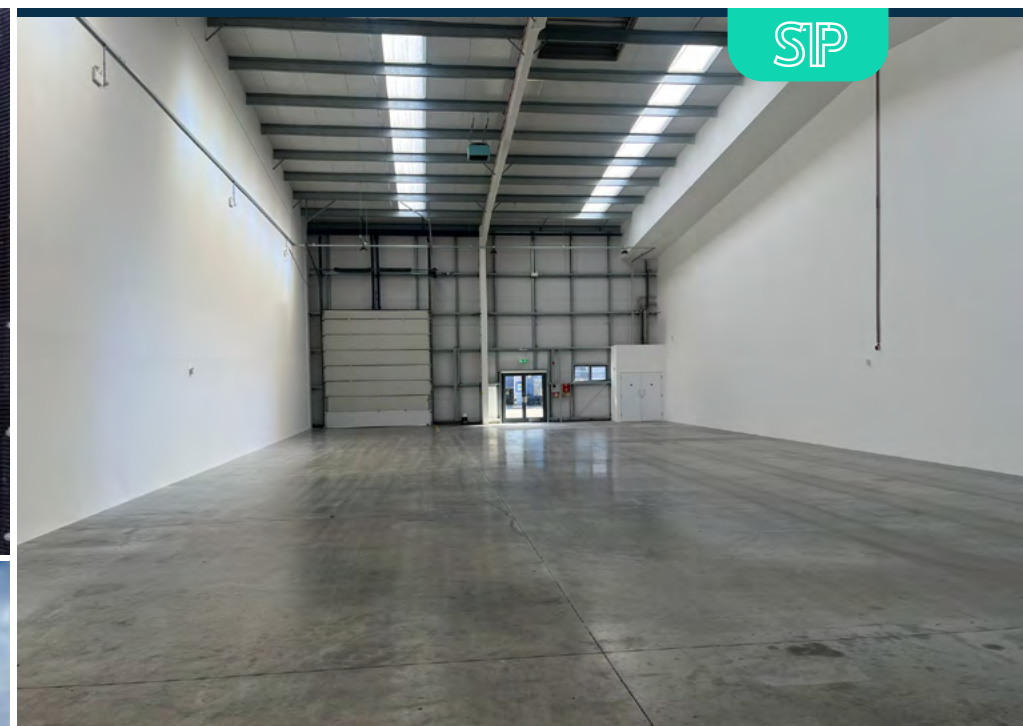
Southampton benefits from direct access to the M27 motorway, which connects with the M3 motorway at Junction 14. This provides direct access to the M25 motorway in just 56 minutes and into Central London in just one hour and 15 minutes.



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## VAT

All prices are exclusive of VAT

## LEGAL COSTS

Each party is responsible for their own legal costs

## CONTACT

For further information or to arrange a viewing please contact the agents:

### LAUREN UDALL

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### ADRIAN WHITFIELD

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[adrian.whitfield@realest.uk.com](mailto:adrian.whitfield@realest.uk.com)

## TERMS

Rent on application

## EPC

B (49)

### LUKE MORT

0759 138 4236

[LMort@lsh.co.uk](mailto:LMort@lsh.co.uk)

### DAN RAWLINGS

07702 809192

[DRawlins@lsh.co.uk](mailto:DRawlins@lsh.co.uk)



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