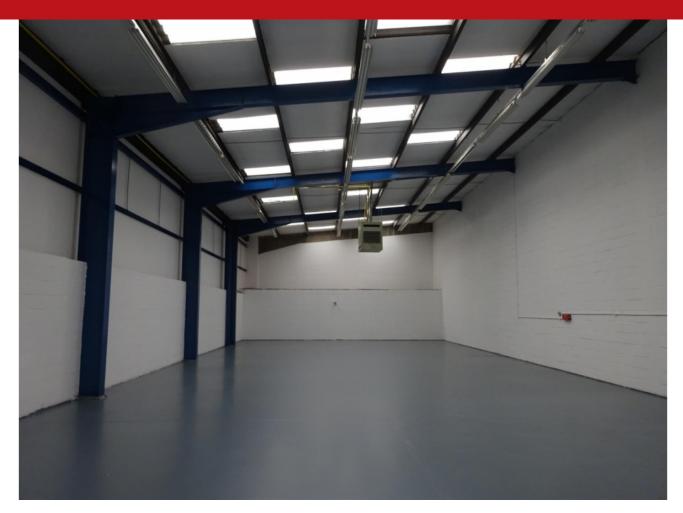


# **To Let**

# Industrial/Logistics 4,510 sq ft GIA

Unit 9a Central Trading Estate, Marine Parade, Southampton, Hampshire, SO14 5JP



#### Summary

- · Promiant end of terrace indsutrial / warehouse unit with fitted offices
- Type: Industrial/Logistics
- Tenure: To Let
- Size: 4,510 sq ft GIA
- Rent: £36,080 per annum

# **Highlights**

- Refurbished units comprise ground floor industrial/warehouse area with two storey office accommodation
- 5.5m internal eaves height
- · Heating and lighting
- Carpeted offices with gas central heating and lighting

#### Location

The units are located on the busy Central Trading estate, adjacent to St Mary's Football stadium. There are a number of national trade counter occupiers on the estate including Magnet, speedy Hire, R&M electrical, Greeenham Trading, whilst both Southampton City Centre and the docks are in close proximity.

#### Viewings

Strictly through joint sole agents JLL and CBRE

#### Description

The unit comprises a prominant end of terrace steel portal frame industrial/warehouse unit under a profile metal sheet insulated roof with 10% natural roof lights. The office accommodation is at ground and first floor and is fitted out with carpets, suspended ceiling and recessed lighting, gas central heating, kitchen, ground floor male, female and disabled WC and shower. The unit has two powered roller shutter doors provide access to the warehouse.

#### Amenities

Includes:

- 3 phase power
- · Ground and first floor offices
- · Male, female and disabled WC's
- · 2 powered loading doors
- · Allocated parking and loading forecourt

#### Accommodation

Unit	sq ft	sq m
Warehouse		
Ground Floor & Ancillary Area		
First Floor Office		
Total	4407	

#### Legal Costs

Each party to be responsible for their own legal fees.

#### Terms

The unit is available by way of a new Full Repairing and Insuring lease. Lease length to be agreed by way of negotiation.

## **Energy Performance Rating**

This property has been graded as 127(F).

#### Rent

£36,080 per annum

#### **Business Rates**

Available on Request

#### **Service Charge**

Available on Request



#### **Viewing & Further Information**

If you are interested and would like more information please get in touch.

### Contacts

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