

# To Let

**Unit 3-4 West Quay Road, West Quay Road,  
Southampton, Hampshire, SO15 1GZ**

3,194 to 6,458 sq ft (296.73 to 599.97 sq m)

- 6.9 eaves
- Central location
- Modern Construction
- Available from Sept/Oct 18
- Good yard and parking provision



## 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.

Road communications are provided to the West via the A33 Millbrook Road linking to the M271 and M27 Motorway at Junction 3. The M3 is accessed to the North via the A33 (The Avenue) whilst Junction 5 of the M27 is accessible to the East via the A35 (Thomas Lewis Way).

## 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 electrically operated loading doors or through the personnel entrance, leading to first floor offices. The first floor (Unit 3) comprises a large kitchen/welfare area and open plan office accommodation with carpeted flooring, suspended ceiling with florescent lighting, and air conditioning. Within Unit 4, there is an installed mezzanine on the first floor which offers further storage for the warehouse space.

## Specification

- 6.9m eaves rising to 7.3m to the highest point
- 3.1m clearance underneath mezzanine floors
- 2 loading doors (2.9mx4.4m)
- Gas supply
- Large kitchen and welfare area
- 10 parking bays
- Air conditioned open plan offices

## Accommodation

The property is available To Let on a new full and repairing lease from Sept/Oct 2018.

Consideration will be given to splitting the units, subject to terms.

Description	Size
Unit 3 Warehouse	1,701 sq ft
Unit 3 Ground Floor Office	449 sq ft
Unit 3 Mezzanine	1,044 sq ft
Unit 4 Warehouse	2,150 sq ft
Unit 4 Mezzanine	1,116 sq ft
Total	6,458 sq ft

## EPC

Available upon request.

## Rent

Available on Request



## Contacts

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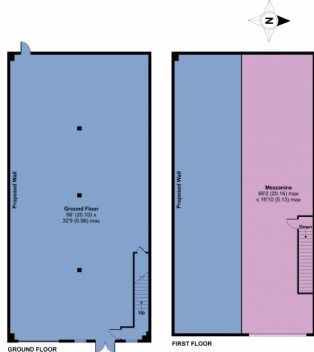
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#### Unit 4, West Quay Trade Park, Southampton, SO15 1GZ

APPROX. GROSS INTERNAL FLOOR AREA 523 SQFT / 306.2 SQM  
GROUND FLOOR APPROX. GROSS INTERNAL FLOOR AREA 221 SQFT / 205.8 SQM  
MEZZANINE APPROX. GROSS INTERNAL FLOOR AREA 1113 SQFT / 103.5 SQM



While every effort has been made to ensure the accuracy of the floor plans contained here, measurements of items, finishes and fixtures are approximate and not guaranteed to be exact. All dimensions are given in feet and inches. These plans are for information only and do not constitute an offer of any property. All dimensions are given in feet and inches. These plans are for information only and do not constitute an offer of any property. All dimensions are given in feet and inches. These plans are for information only and do not constitute an offer of any property.

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#### Unit 3, West Quay Trade Park, Southampton, SO15 1GZ

APPROX. GROSS INTERNAL FLOOR AREA 334 SQFT / 308 SQM  
GROUND FLOOR APPROX. GROSS INTERNAL FLOOR AREA 211 SQFT / 205.5 SQM  
MEZZANINE APPROX. GROSS INTERNAL FLOOR AREA 1933 SQFT / 181.5 SQM



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