



**HELLIER
LANGSTON**
Commercial Property Consultants

TO LET

**Prominent Roadside Trade Counter/Industrial/Warehouse Unit
Unit 9 Southampton Trade Park, Third Avenue,
Southampton SO15 0AD**



463 sqm (4,922 sq ft) up
to 912 sq m (9,825 sq ft)

KEY FEATURES

Trade Counter Unit

Potential to split unit

8.13 m eaves height

7.00 m haunch

8.71 m ridge

**Electric Up and Over Door 4.0m (w) x
4.53m (h)**

**Other occupiers include Toolstation, HPS,
Crown Paints, Tile Giant, Rexel and
International Decorative Surfaces**

Potential for 17 Car Parking Spaces

**Call us on: 02382 022 111
Visit: www.hlp.co.uk**

Hellier Langston

Enterprise House, Ocean Village
Southampton SO14 3XB

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

Description

The property comprises a modern end of terrace unit, fully clad over a steel portal frame. There is one electric loading door. Highly secure dedicated Trade Park with ample car parking.

Specification

- 8.13m Eaves
- 7.0m Haunch
- 8.73m Ridge
- B1c, B2 and B8 use
- Strip Fluorescent Lighting
- Rooflights
- Electric Up and Over Roller Shutter Door 4.0m (w) x 4.53m (h)
- Male, Female & Disabled WCs
- Canteen and Offices to Mezzanine Floor with LED Lighting, Suspended Ceiling, Perimeter Trunking and Air Conditioning Cassettes
- Gas Central Heating
- Potential for 17 Car Parking Spaces
- EPC Rating – B49

Accommodation

Floor Area	Sq Ft	Sq M
Ground Floor	9,825	912
Total Floor Area (GIA)	9,825	912



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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). Accessed via Third Avenue, the site is highly visible from the Millbrook Flyover (A33 Millbrook Road West) and as such benefits from a large volume of passing traffic on a daily basis.

Terms

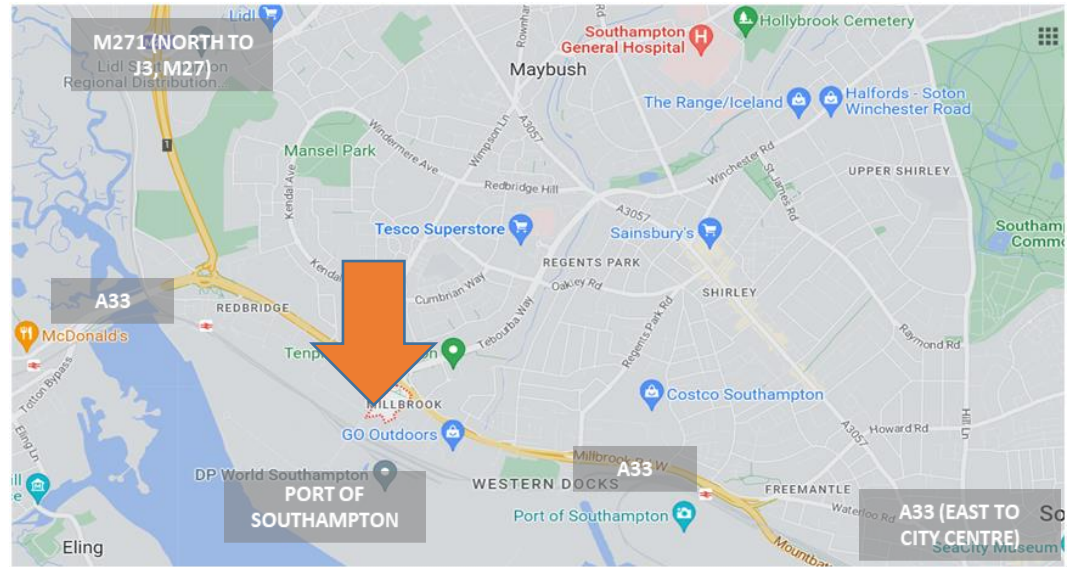
The premises are available on a new lease for a term to be agreed.

Rent

On application.

Business Rates

The proposed new Rateable Value from April 2023 is £101,000.



VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

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