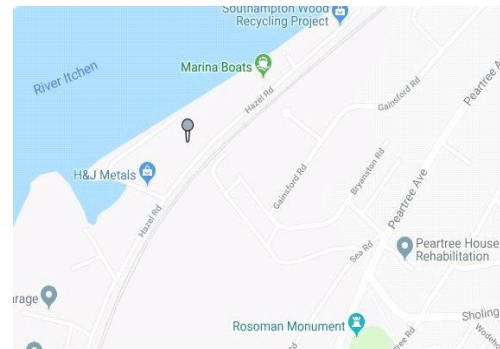




DESCRIPTION

The unit is predominantly of a steel and portal frame construction with part brick and profile clad aluminium elevations. The unit is accessed via the main arterial road through the estate and benefits from a full height concertina shutter (4.4 x 4.7m) and personnel/reception entrances.



SITUATION

Located on the east bank of the River Itchen in the heart of Southampton City Centre the Willments Industrial Estate is a well-established industrial and commercial area located to the north of Woolston Centre which has good access to Southampton City Centre via the Itchen Bridge. Junction 7 of the M27 south coast motorway is located 3.9 miles (6.3 km) to the east.

ACCOMMODATION

The property has an approximate Gross Internal Area of 7,688 sq ft (714 sq. m)
Ware house: 7,129 sq ft (662 sq. m) Office: 559 sq ft (51.9 sq. m)

TERMS

The property is available to let on flexible terms on a rental of £40,000 PAX (inclusive of service charge) and with limited repair liability.

RATEABLE VALUE

The property has a rateable value of £27,000. The small business rate multiplier for 2019 - 2020 is 49.1p. For further information on rates please contact the local authority.

LEGAL COSTS AND VAT

Each party is expected to bare their own legal costs in any transaction. Rents quoted will be subject to VAT at the prevailing rate.

EPC RATING

To be confirmed


COMPLIANCE

Under the Anti-Money Laundering (Amendment) Act 2017 we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering. A request will be sent once terms have been agreed.

KEY FEATURES

- Flexible licence agreement
- 7,688 sq ft (713.9 sq m)
- Established industrial estate
- Large sutter 3.74 (h) * 3.52m (w)
- 3 Phase power

May 2019



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TO ARRANGE A VIEWING**

Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.