

TO LET

Detached Warehouse Premises with Offices and Yard

(Available together or separately)

21,763 sq ft (2,022 sq m)

Prominent Main Road Position



16 Millbank Street
Northam
Southampton
SO14 5QQ



LOCATION

The building is located on Millbank Street Northam, a prominent busy road leading into the city centre located on the eastern outskirts.

Northam is an established industrial and marine location as well as attracting a number of trade operators. Elliott Builders Merchants are located adjacent and South Coast Building Supplies, Magnet and Speedy Hire are located close by.

The location benefits from good access to Ocean Village and its marina, the city centre and the docks all within a mile. Motorway connections are in close proximity providing;

J3 M27 5.5 miles to the west

J5 M27 4.4 miles to the north

J7 M27 4.5 miles to the east

DESCRIPTION

The premises are of steel portal frame construction with brick elevations providing a clear warehouse area. Access to the warehouse is via five wide loading doors and two tail gate loading doors, allowing good access for loading. Loading canopy provides all weather loading.

At the front of the premise is a three-storey flat roofed office building in need of renovation available together or independently to the warehouse.

FEATURES

- Lighting
- 5 Full height loading doors
- 2 tail-gate loading doors
- External yard approx.4,000 sq. ft.(372 sq m)
- Covered canopy area approx 2,200 sq. ft (204 sq m)
- Extensive forecourt parking
- Fully secure gated and fenced area.
- Easy access to main arterial roads
- Eaves to haunch 4.72m and 5.65m to full roof height

ACCOMMODATION (MEASURED GIA)

| Warehouse | Sq. Ft. | Sq.m |
|---|---------------|--------------|
| Main Area | 16,343 | 1,518 |
| Platform Area providing Tail-gate loading | 2,372 | 220 |
| Total | 18,715 | 1,739 |

| Offices | Sq. Ft. | Sq.m |
|--------------|--------------|---------------|
| Ground Floor | 857 | 79.61 |
| First Floor | 1,297 | 120.49 |
| Second Floor | 893 | 82.96 |
| Total | 3,047 | 283.00 |

(Access for measuring was not available so floor areas taken from The VOA web site).

TERMS AND RENTAL

Available on a new full repairing and insuring lease to be agreed. Rental on application.

EPC

The warehouse has Energy Performance Rating as follows – C - 72

RV

To be re-assessed

These figures are not to be relied upon and it is recommended interested parties should make their own enquiries with the Local Rating Authority.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

By appointment through the joint agents;

Ellis Sims/David Heda

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IDENTIFICATION

Under Money Laundering Regulations, 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 and the requirements are contained in statute. A form will be sent to the proposed tenant/purchaser once terms have been agreed.

REFERENCES

Once a letting has been agreed, the landlord will need to approve the proposed tenant's references as part of the letting process. London Clancy will therefore make a non-refundable reference charge of £50 (including VAT) to be paid by cheque. This does not form part of a contract or constitute a deposit in respect of any transaction. Appropriate references will be required from a bank, solicitor, accountant and two trade referees providing credit facilities. The taking up of references by London Clancy does not guarantee acceptance by the landlord.

