



Units 4 & 5 Ocean Trade Park, West Quay Road, Southampton S015 1GZ

TO LET

Industrial/Warehouse Units with Yard
close to Southampton Docks

**3,490 Sq Ft
(324 Sq M)**

DESCRIPTION

Ocean Trade Park comprises a terrace of 4 units and a single detached unit. Unit 4 comprises an end of terrace unit of inner brick elevations and full height profile clad under a steel truss roof. There is a small office, fluorescent lighting, Powmatic heater, kitchenette and separate male and female WCs. Access is via a roller shutter door. Unit 5 comprises a detached storage unit of brick elevations with flat roof, concrete frame construction, fluorescent strip lighting, cloakroom, concrete floor and roller shutter door.

- ✓ Suitable for motor trade use
- ✓ Concrete surface yard/parking
- ✓ Pallasade fenced site
- ✓ Generous parking
- ✓ Roller shutter doors to both units



LOCATION

The property is situated to the rear of Ocean Trade Park off West Quay Road, in the heart of Southampton's commercial sector, being adjacent to the Docks and within close proximity to Southampton main trade and retail parks. Communications are provided to the West via the A33 Millbrook Road linking to the M271 and M27 Motorway at Junction 3.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Unit 4	2,090	194
Unit 5	1,400	130
Total	3,490	324

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

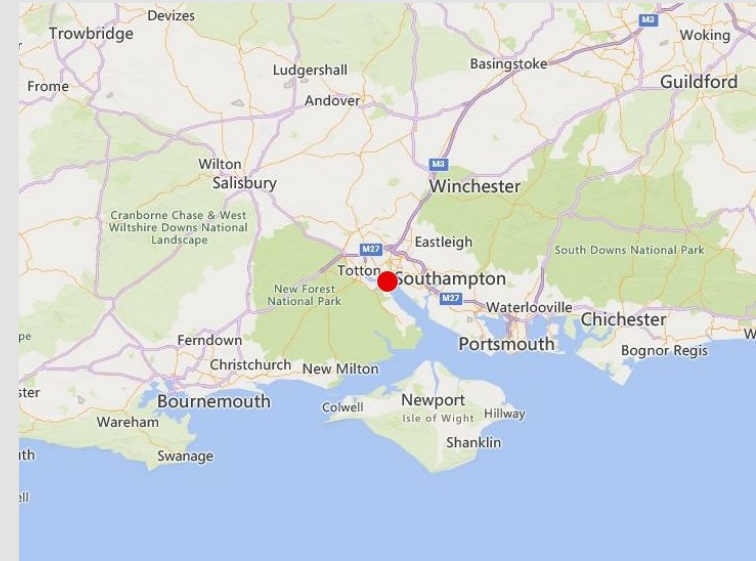
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

To Let as subletting or assignment of existing lease which expires 23/11/2030. Rent review at the 5th anniversary of the term on 24/11/2025. Passing Rent is £34,000 pax.

EPC

Energy Performance Asset Rating is D(83).



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Regulated by RICS 16-Apr-2025

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



George Cook
07596 578707
gcook@lsh.co.uk

Kenan Rowles
07709 502222
krowles@lsh.co.uk