

To Let

- Gated Secure Yard
- Flexible Terms
- Excellent Car Parking
- Electric Roller Shutter Doors



Workshop and Yard

1,426 - 4,562 sq ft (132.48 - 423.81 sq m)

Rear Workshop & Yard, 36-38 Thornhill Park Road, Thornhill, Southampton,
Hampshire, SO18 5TQ


023 8063 5333

Description

This small industrial unit and yard is accessed from Thornhill Avenue, with no access from the front shop. The property is securely gated.

The property benefits from perimeter trunking and an electric roller shutter door (approx. 2.8m high and 4.0m wide). There is clear internal height to 3.01m at the lowest eaves. Flexible lease terms are available.

There are WC facilities and the large yard allows for excellent car parking.

Accommodation (Approximate GIA)

Floor	Area (sq ft)	Area (sq m)
Warehouse	1,426	132.48
Yard	3,136	291.33
Total	4,562	423.81

Energy Performance Certificate

EPC rating C69. A copy of the EPC is available on request.



Rear Workshop & Yard, 36-38 Thornhill Park Road, Thornhill,
Southampton, Hampshire, SO18 5TQ

Terms

The premises are available on a new full repairing and insuring lease at an initial rent of £20,000 per annum exclusive.

Rates

To be assessed.

VAT

We are advised that VAT will not be payable.



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Southampton, Hampshire, SO18 5TQ

Location

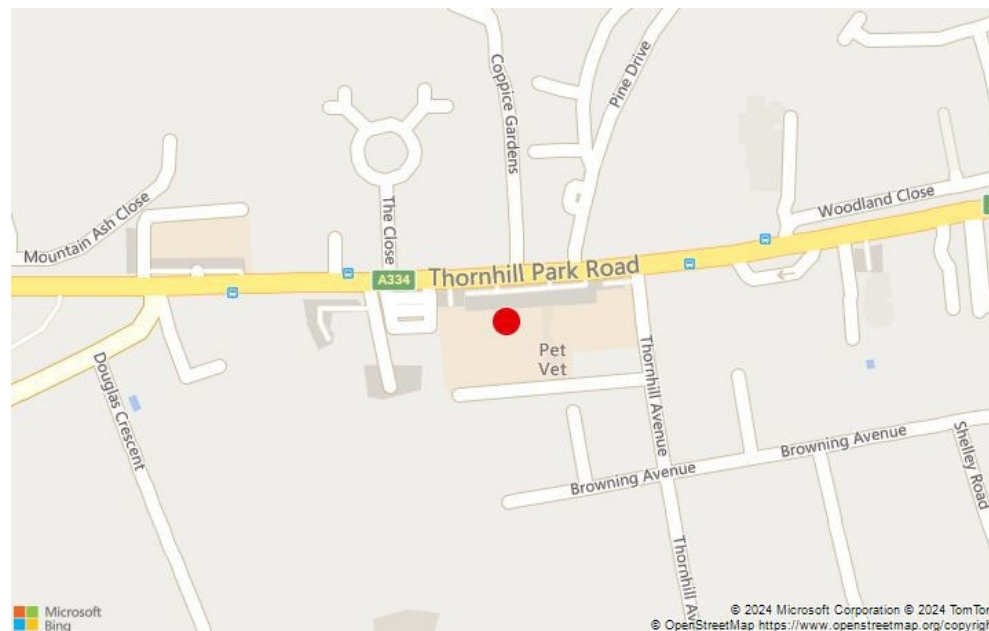
Thornhill Park Road is located approximately 4 miles from the City Centre and provides access to the M27, with Junction 7 and Junction 8 just 0.8 and 2.5 miles away respectively. This unit is accessed via Thornhill Avenue, with strictly no access from the shop at the front.

For all enquiries:

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Map



Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors. Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transactions. The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100064761

Date published 24-Oct-2025

