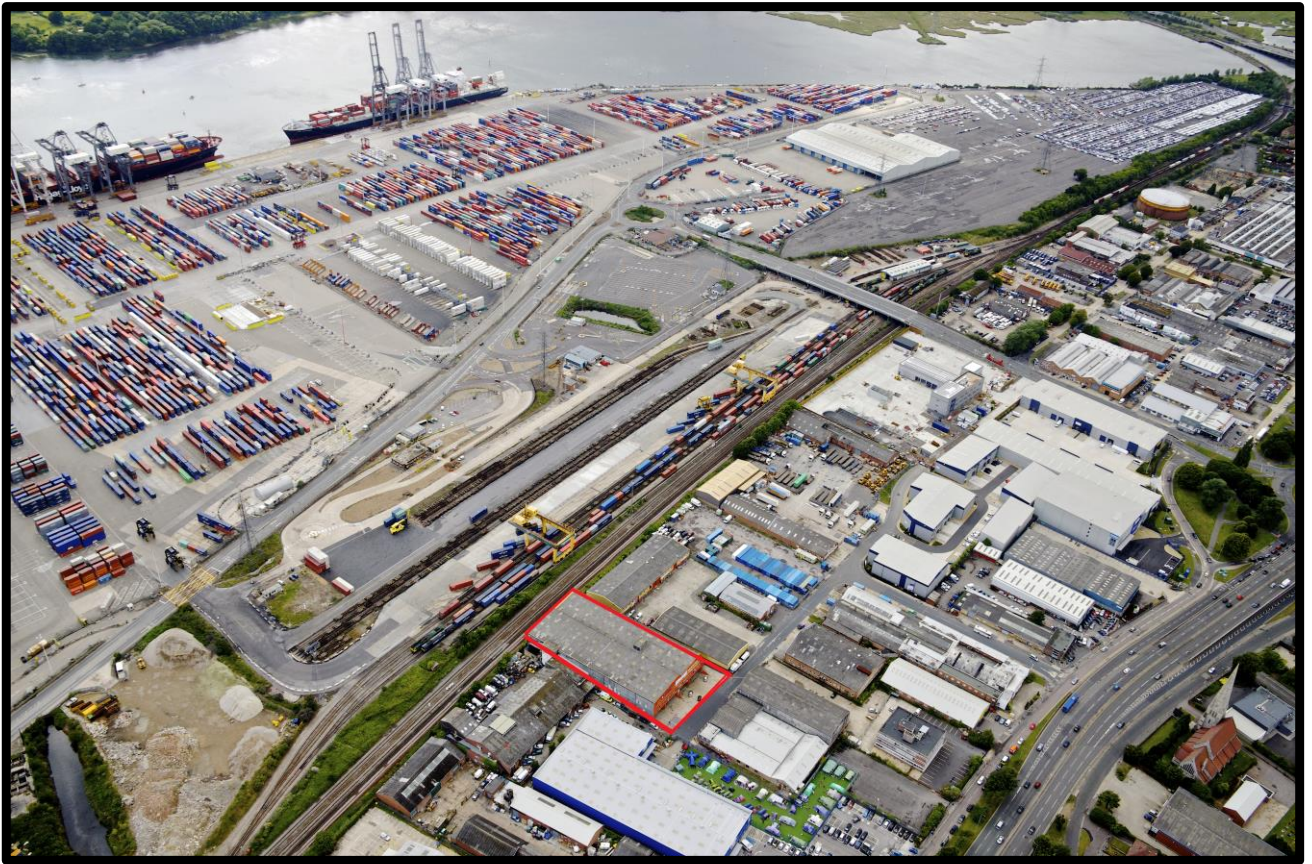


# For Sale

## Industrial

# Prominent Two Storey Industrial Unit

Manor House Avenue, Millbrook, Southampton SO15 0LF



- 60,331 Sq Ft (5,574 Sq M)
- 7 m Eaves Height
- 6 Dock Level Loading Doors
- Adjacent Southampton Docks and close to M271

## Manor House Avenue, Millbrook, Southampton

### Location

The property is located on Manor House Avenue, adjacent Southampton Docks and in close proximity to Dock Gate 20 of the Port of Southampton.

To the north of the site, Millbrook Road provides easy access to the M271 less than 1 mile from the subject property. The M271 provides direct access to the M27 (west to Bournemouth, east to Portsmouth) and the M3 (north towards Winchester, Basingstoke and London).

Southampton Central train station is approximately 2.5 miles east of the property.

### Description

The property has most recently been used as a car parking/storage facility for the cruise industry and nearby car showrooms.

At present, circa 300 vehicles can be parked in the property but there is consent to increase this capacity up to 570 vehicles.

Historically, the property has been used for self-storage, research development and production.

The property benefits from.

- Level access loading doors
- 6 Dock level loading doors
- First floor offices
- Internal Vehicle ramp
- Planning to add to additional mezzanine floors to the warehouse area
- Lighting, ventilation and security system for the warehouse area.

### EPC

Pending

### Terms

Offers are invited on an unencumbered freehold basis

### Legal Costs

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

### VAT

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

### Business Rates

Rateable Value- £108,000

*Occupiers should make their own enquiries with Southampton City Council rates department.*

*The 2018/19 standard multiplier is 0.493 (49.3p payable per £1).*

### Accommodation

The premises have been measured in accordance with the RICS Code of Measuring Practice:

Accommodation	Sq Ft	Sq M
Warehouse Ground Floor	25,507	2,369.66
Warehouse First Floor	30,008	2,787.81
Offices First Floor	4,796	352.62
Loading Canopy	(2,623)	(243.65)
<b>TOTAL</b>	<b>60,311</b>	<b>5,603.03</b>

### VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment with the Joint Agents:



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[www.realest.co.uk](http://www.realest.co.uk)

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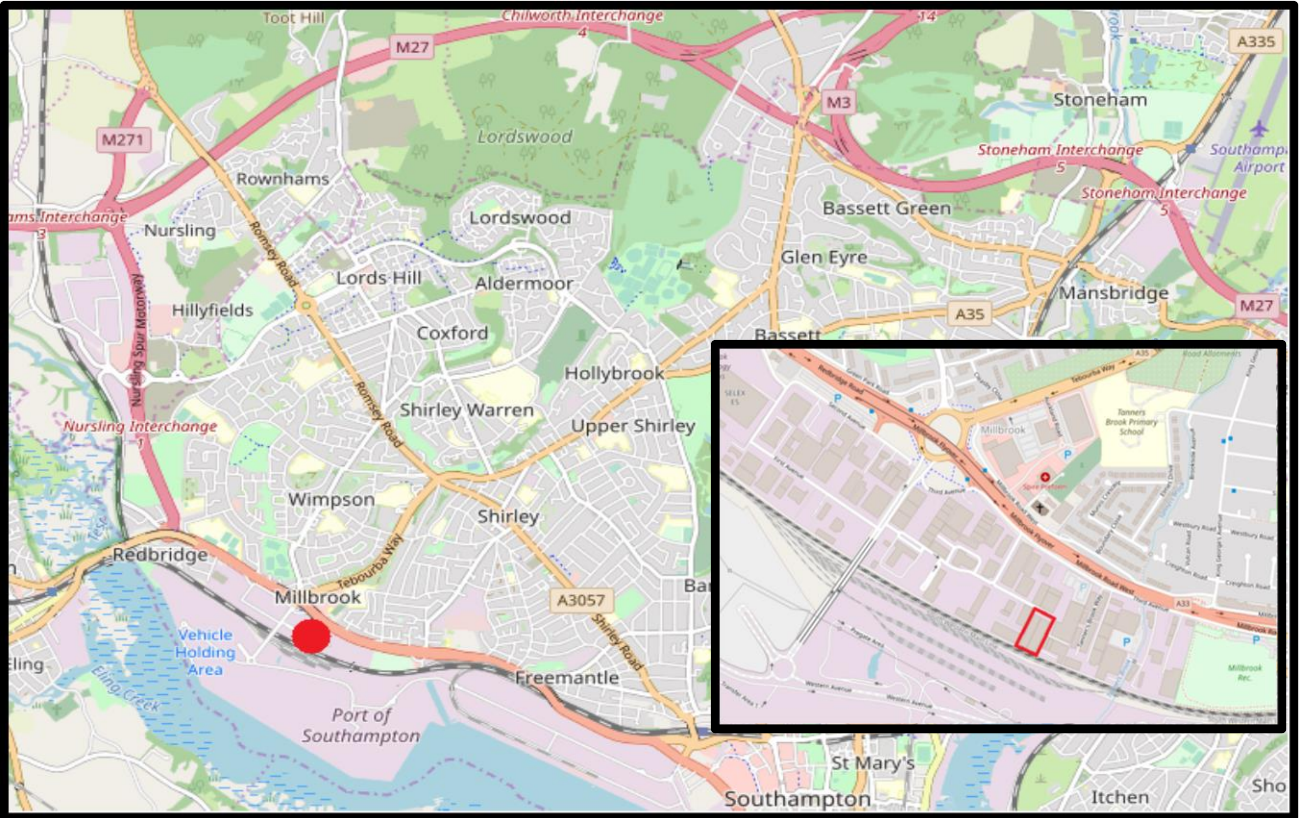


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# Manor House Avenue, Millbrook, Southampton

## Location

(Source of all maps: © OpenStreetMap contributors)



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