



Unit 6B, Shore Road, Southampton SO45 6HE

TO LET

Industrial Warehouse with Side Yard

**1,758 Sq Ft
(163 Sq M)**

DESCRIPTION

The property is an end of terrace industrial unit. The property benefits from a W/C facility, three roller shutter doors. Externally there is a large communal parking area and side yard which could be secured.

- ✓ Yard/car parking
- ✓ 3 phase power
- ✓ 6.04m eaves
- ✓ 3 x roller shutter doors
- ✓ Communal slipway access to the water
- ✓ Secure site with on site security



LOCATION

Hythe marine park is a multi tenanted boatyard located on Shore Road, Hythe approximately 10 miles South West of Southampton city centre. Southampton dock gate 20 is 8.7 miles to the North East. The M27 junction 2 is approximately 9 miles North. Hythe marine park benefits from deep water access to Southampton water.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground Floor Warehouse	1,758	163
Total	1,758	163

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.

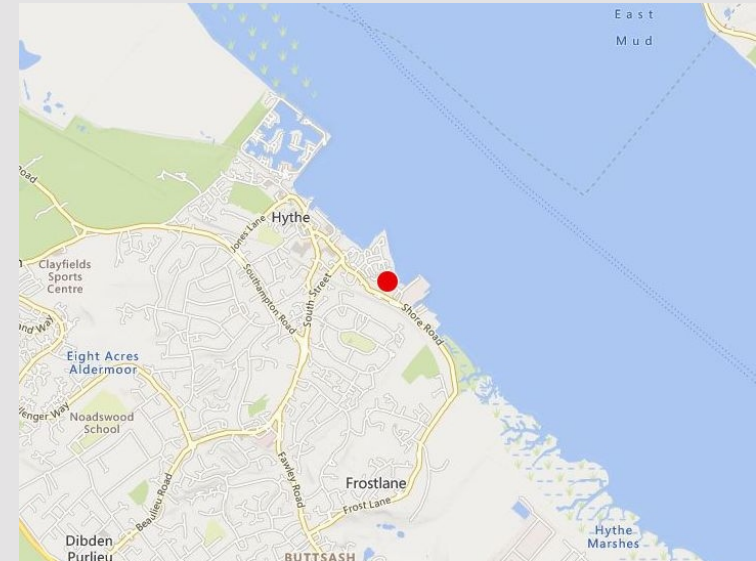
BUSINESS RATES

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

TERMS

The premises are available on a new full repairing and insuring lease for a term to be agreed. Rent on application.

EPC EPC Rating: C (60)



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Regulated by RICS 21-Oct-2025

VIEWING & FURTHER INFORMATION

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