

To Let

- Clear Height of 10.15m Under Ridge
- Substantial Forecourt
- Two Roller Shutter Loading Doors
- 3 Phase Power Supply
- 12 Designated Spaces in Estate Car Park




023 8063 5333

Warehouse / Industrial Unit - To Be Refurbished
11,749 sq ft (1,091.48 sq m)

Unit B, Bakers Wharf, Millbank Street, Southampton, Hampshire, SO14 5QQ

Description

Unit B is located within Baker's Wharf, which is accessed from Millbank Street. The property comprises a warehouse / industrial building, which is to be refurbished. A portacabin office is at the front of the unit, benefiting from central heating and LED lighting.

The refurbishment works will include the removal of the existing racking, with the floor made good and finished with a hard-wearing epoxy-based coating, together with general unit repairs and redecoration.

The warehouse is accessed via two roller shutter loading doors, both measuring approximately 5.0m wide by 4.73m high. The unit has a minimum eaves height of approximately 4.77m, rising to a clear height of 10.15m under the ridge. The unit benefits from 3 phase power and LED lighting.

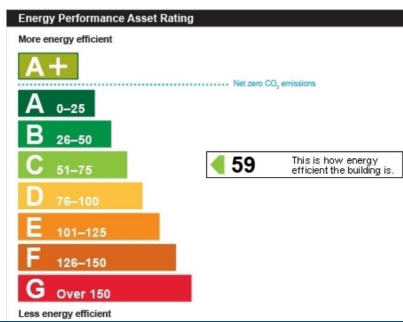
There are WCs and kitchen facilities. There are 12 designated car parking spaces in the estate car park. There is a substantial forecourt providing space for loading, HGV turning and additional car parking.

Accommodation

Floor	Area (sq ft)	Area (sq m)
Total	11,749	1,091.48

Energy Performance Certificate

EPC rating C59. A copy of the EPC is available on request.



Terms

The premises are available on a new full repairing and insuring lease at an initial rent of £120,000 per annum exclusive.

Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £82,000. We recommend that prospective tenants or purchasers verify this with the Valuation Office.

VAT

We are advised that VAT will be payable.



Location

Baker's Wharf is located within an established industrial area of Southampton. The estate benefits from suitable HGV access and is situated approximately one mile east of the city centre, accessed via Millbank Street between Shamrock Quay and St Mary's Stadium.

The Northam Road provides direct access to Junctions 7 and 8 of the M27. Southampton Airport and Southampton Parkway Railway Station are both located approximately four miles to the north.

For all enquiries:

James Allen

Email: ja@keygrove.com
Direct Dial: **023 8083 5962**
Office: **023 8063 5333**
Mobile: **07976 677482**

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 09-Jan-2026

