



To Let

**Unit 2
West Quay Trade Park
West Quay Road
Southampton
SO15 1GZ**

- Modern Trade/Warehouse Premises
- 3,165 sq ft (294 sq m)

SUBJECT TO CONTRACT

RhodesCRE Limited

Contact: Simon Rhodes

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Location

The property is located within West Quay Trade Park on West Quay Road; the surrounding area is an established commercial location. West Quay Road provides direct access to A33 which in turn connects with M271 within 4.5 miles.

Local occupiers include IKEA, West Quay Retail Park, Hertz Car Hire and Grosvenor Casino amongst others.

Description

Mid terrace property providing warehouse space with mezzanine and ancillary accommodation, benefitting from the following:

- Metal frame construction with insulated cladding to the elevations and roof, with internal blockwork.
- Glazing to the front elevation
- Level concrete floor
- Fluorescent strip lighting to the warehouse
- 1 full height ground level loading door
- Ground floor offices and toilet facilities
- External yard area with car parking to the front

Floor Area

We calculate the property has the following Gross Internal Area (GIA):

294 sq m (3,165 sq ft)

This information is provided for guidance purposes only)

Business Rates

We understand the following from Southampton City Council:

| | |
|--------------------------|------------|
| Rateable Value 2025/2026 | £30,750.00 |
| Rates Payable | £15,344.25 |

(This information is provided for guidance purposes only, prospective parties are advised to undertake their own enquiries of the Local Authority)

EPC

EPC available upon request from the agent

Lease

The property is available by way of an assignment or sublease until 20 October 2032 at a passing rent of £35,600 per annum

VAT

We understand that VAT will be payable at the standard rate

Anti-Money Laundering

To comply with regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Further Information

For further information or to arrange a viewing please contact agents Rhodes CRE:

Simon Rhodes - simon@rhodescre.com
Tel: +44 (0) 7795 010203

IMPORTANT NOTICE

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