

TO LET/LEASE ASSIGNMENT

Industrial Unit

Units J & M West Quay Road
Southampton, SO15 1GZ

Key information

- ❑ Located just off the A33 close to IKEA
- ❑ 2 units available by way of assignment
- ❑ Unit J – 399 sq m (6,187 sq ft)
Unit M – 532 sq m (5,726 sq ft)
- ❑ Existing valeting facilities

Contact

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Location

The property is located on West Quay Road, on the fringe of Southampton City Centre and close to the docks.

It is within walking distance of West Quay Shopping Centre, IKEA, and Southampton Central Station (approximately 0.5 miles).

The location offers excellent road access via the A33, with the M27 and M3 nearby. Southampton Airport is approximately 4.5 miles away, and regular train services from Southampton Central provide direct connections to London Waterloo in under 90 minutes.

Description

The premises comprise two separate industrial units, offering a mix of office, staff and warehouse accommodation.

Unit J, located just off West Quay Road, features a welcoming reception area, first-floor offices, and ground-floor staff facilities. To the rear, there is a warehouse section accessed via a roller shutter door, providing practical space for storage or operations.

Unit M is situated directly behind Unit J and benefits from two roller shutter doors for direct access. The unit also houses internal car wash facilities, ideal for automotive or fleet operations.

Energy Performance Rating

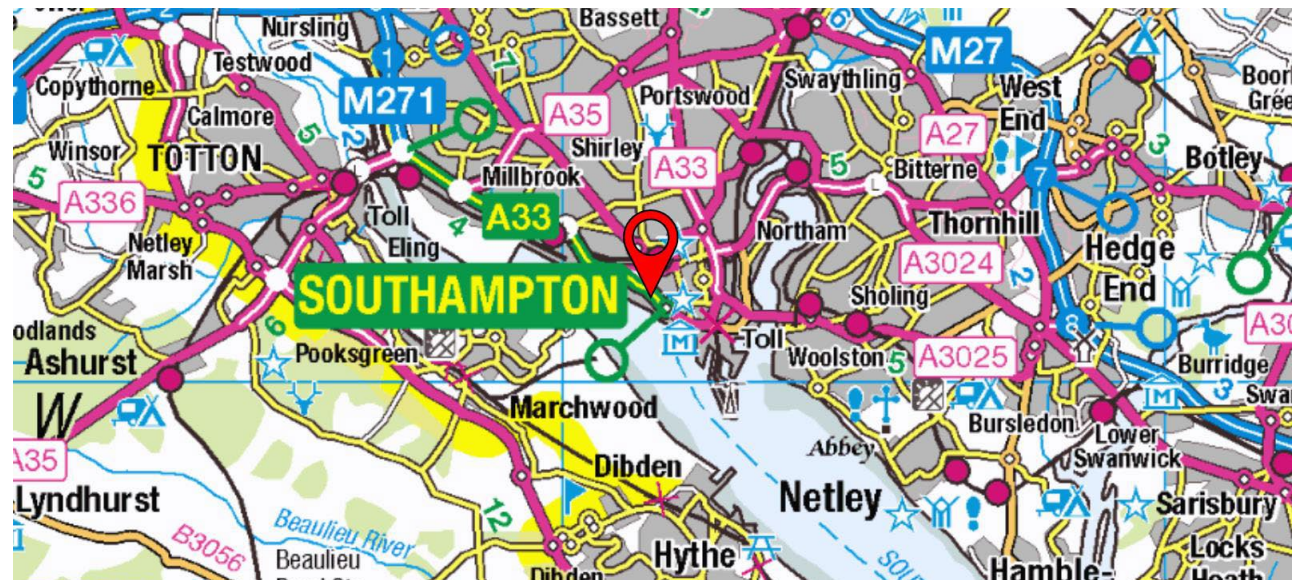
Energy Performance Rating - TBC

Accommodation

The property comprises the following approximate floor areas:-

	Sq m	Sq ft
Unit J		
1 st Flr Offices	86	921
Entrance/Staff	90	970
Warehouse	399	4,296
Unit M		
Warehouse	532	5,726
Total	1,107	11,914
	Hectare	Acre
Total Site Area	0.121	0.299

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



Terms & Tenure

The property is currently held on 2 separate leases which both expire 24th March 2028 at a passing rents of £53,200 per annum (Unit J) and £32,100 per annum (Unit M).

Please note the units are only available together.

A copy of the lease and related documents are available [here](#).

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Rating

We are advised that the Rateable Value for the property is £98,000

The multiplier (UBR rate) applied to the Rateable Value will vary depending upon the occupiers end use.

It is the responsibility of the occupier to agree the appropriate multiplier with the relevant authority.

From 1st April 2026 the rates are 43p for a qualifying retail use (for RVs upto £500K) or 48p for all other uses (for RVs up to £500K).

Further information is also available at www.gov.uk/calculate-your-business-rates

Viewing

Viewing is strictly via the sole agents



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