



CITY

INDUSTRIAL PARK

SOUTHERN ROAD | SOUTHAMPTON | SO15 1HG

LOCATION

City Industrial Park occupies a prime location in Southampton, situated adjacent to Dock Gate 10, the Leisure World development and opposite West Quay retail village. The estate itself fronts West Quay Road which is the main access into the city centre from the west. Access to the M27 motorway (junction 3) is via Mountbatten Way/M271 to the west.



The estate benefits from significant passing traffic being the western gateway into the City Centre and is a highly sought after trading location which has attracted the likes of Ikea, Matalan, Currys, Wren Kitchens and Howdens.



ESTABLISHED
TRADE LOCATION



UNITS UNDERGOING
REFURBISHMENT



EXCELLENT
TRANSPORT LINKS



M27 & M3
WITHIN 5 MILES



PROMINENT CITY
LOCATION



ALLOCATED
CAR PARKING

SITE PLAN & OCCUPIER LIST



1	HORNDEN TYRES LIMITED
2	AVAILABLE
3	AVAILABLE
4	AVAILABLE
5	REXEL UK LIMITED
6	AVAILABLE
7	REXEL UK LIMITED
8	DIRECT JANITORIAL SUPPLIES LTD
9	HOWDEN JOINERY PROPERTIES LTD
10	JOHN PENNY RESTORATION LIMITED
11	HOWDEN JOINERY PROPERTIES LTD
12	MOBILE WINDSCREENS LTD
13	HOWDEN JOINERY PROPERTIES LTD
14	PINEAPPLE GRAPHICS LTD
15	HOWDEN JOINERY PROPERTIES LTD
16	AVAILABLE
17	MK CONSTRUCTION
18	AVAILABLE
19	MOTOR PARTS DIRECT LIMITED
20	WHEEL ALIGNMENT SOLUTIONS LTD
21	A & A BUSINESS SUPPLIES LTD
22	MICHAEL HARRIS
23	EUROCELL BUILDING PLASTICS LTD



24	STH CTL AMBULANCE SVC NHS TRUST
25	MICHELDEVER TYRE SERVICES LTD
26	INTERPUMP HYDRAULICS (UK) LTD
27	JOHNSTONE'S DECORATING CENTRE
28	INTERPUMP HYDRAULICS (UK) LTD
29	SOUTHAMPTON CITY COUNCIL
30	AVAILABLE
31	SOUTHAMPTON CITY COUNCIL
32	LUMEN TECHNOLOGIES UK LIMITED
33	EDMUNDSON ELECTRICAL LIMITED
34	METRIGA UK
35	SCREWFIX DIRECT LTD
36	EMPIRE INDUSTRIAL DOORS LTD
37	MICHELDEVER TYRE SERVICES LTD
38	F & K SIGNS LTD
39	EDMUNDSON ELECTRICAL LIMITED
40	DANCING MAN BREWERY LTD
41	DULUX DECORATOR CENTRE
42	DANCING MAN BREWERY LTD
43	COMMERCIAL FUEL SOLUTIONS LIMITED
44	UNDER OFFER
45	FORMULA ONE AUTOCENTRES LTD



TERRACE UNITS 2-44

Units 2 - 44 provide excellent frontage to this prominent trade estate with each property benefitting from allocated parking and full height loading doors. The properties provide fantastic space for industrial or trade users. Where possible, units can be combined to create additional floorspace.

	FT ²	M ²
UNIT 2	1,220	113.3
UNIT 4	1,220	113.3
UNIT 6	1,220	113.3
UNIT 16	1,220	113.3
UNIT 18	1,220	113.3
UNIT 30	1,220	113.3

UNIT 3

	FT ²	M ²
UNIT 3	4,660	432.9



AVAILABILITY



PROMINENT
TRADE ESTATE



ONGOING
REFURBISHMENTS



FULL HEIGHT
LOADING DOORS



ABILITY TO
COMBINE UNITS



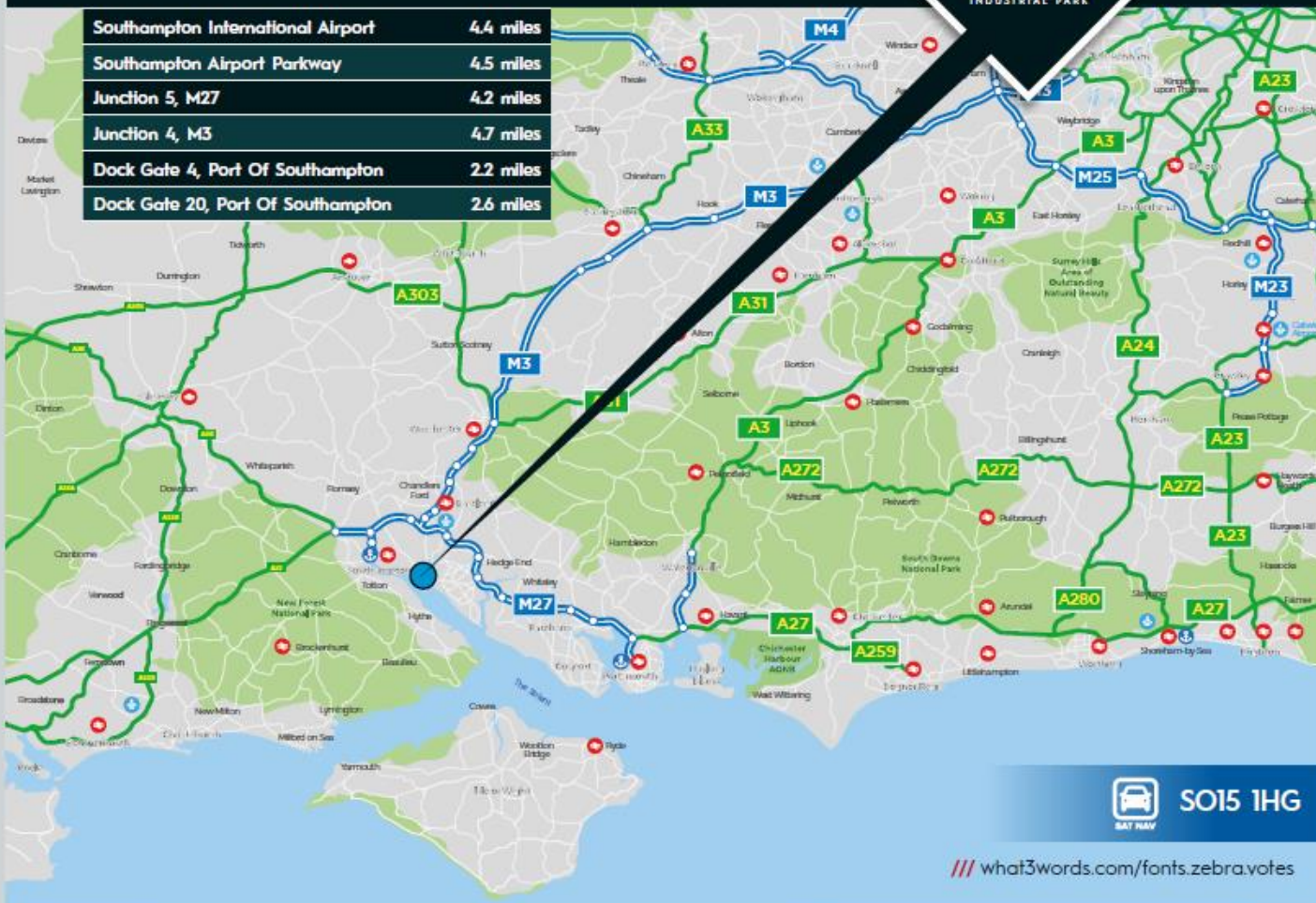
ALLOCATED
CAR PARKING



FURTHER INFORMATION



Southampton International Airport	4.4 miles
Southampton Airport Parkway	4.5 miles
Junction 5, M27	4.2 miles
Junction 4, M3	4.7 miles
Dock Gate 4, Port Of Southampton	2.2 miles
Dock Gate 20, Port Of Southampton	2.6 miles



SO15 1HG

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LEASE TERMS

The units are available on new lease terms to be agreed.

BUSINESS RATES

Further details available upon request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATES

EPCs for the vacant units are available on request.

FOR FURTHER DETAILS, PLEASE
CONTACT THE JOINT AGENTS:



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