



## TO LET

UNIT 15 SAXON WHARF  
SAXON WHARF, LOWER YORK STREET, SOUTHAMPTON, SO14 5QF

- 535.80 M<sup>2</sup> (5,767 Sq Ft)
- Marine Service Centre Location
- Industrial / Warehouse Unit
- Three Roller Shutter Doors

## LOCATION

The property is located in Saxon Wharf in the Northam area of Southampton, approximately 1.4 miles to the east of Southampton City Centre. The M27 Motorway can be accessed at junctions 7 and 5 within approximately 4.2 and 4.5 miles respectively.

Saxon Wharf is a marine service centre offering a variety of services for a range of vessels and has a 200 ton boat hoist.

Further information on the Marina is available at: <http://www.mdlmarinas.co.uk/mdl-saxon-wharf>

## DESCRIPTION

The property comprises a detached industrial/warehouse building of steel frame construction with clad elevations.

Two roller shutter doors to the front of the unit provide vehicle/goods access, with a clear height of 4.13m. A security code controlled door and a further roller shutter door is located to the side of the unit.

The property benefits from three phase electricity, and is heated by way of a gas fired warm air blower. Lighting is by way of suspended strip lighting and roof lights. The property also has male and female W/C facilities.

The warehouse area has a clear height of 4.11m rising to 7.22m in the centre of the unit.

## ACCOMMODATION

We have measured the property to a gross internal floor area in accordance with the RICS Code of Measuring Practice (Sixth Edition) as follows:

	M <sup>2</sup>	Sq Ft
Warehouse/Industrial	518.44	5,580
W/C Block	17.36	187
<b>Total</b>	<b>535.80</b>	<b>5,767</b>

## TERMS

The property is available to let on a new full repairing and insuring lease. Rent on application.

An Estate Service Charge will be payable.

**IMPORTANT NOTICE:** Savills, their clients and any joint agents give notice that:

- They are not authorised to make or give any representation or warranties in relation to the property either here or elsewhere, either on their own or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Incoming Tenants must satisfy themselves by inspection or otherwise. April 2010

## LEGAL COSTS

Both parties legal costs to be borne by the ingoing Tenant.

## BUSINESS RATES

We have inspected the Valuation Office Agency 2010 Draft Rating List and note the property is assessed as follows:

Description:	Workshop and Premises
Rateable Value (2010):	£17,500
2010/11 Rate in the £:	0.414p

NB: We advise incoming Tenants make their own enquiries of the Local Rating Authority to confirm rates liability.



Location Plan (Not To Scale)

## VIEWING

Strictly by confirmed appointment with Jonathan Lott. Tel: 023 8071 3900 or [jlott@savills.com](mailto:jlott@savills.com). Savills strongly recommend that you discuss particular points which are likely to effect your interest in the property with a member of Savills staff who has seen the property in order that you do not make a wasted journey.