



Waterfront Marine Facility

MILLSTONE POINT, LOWER WILLIAM STREET, SOUTHAMPTON, SO14 5QE



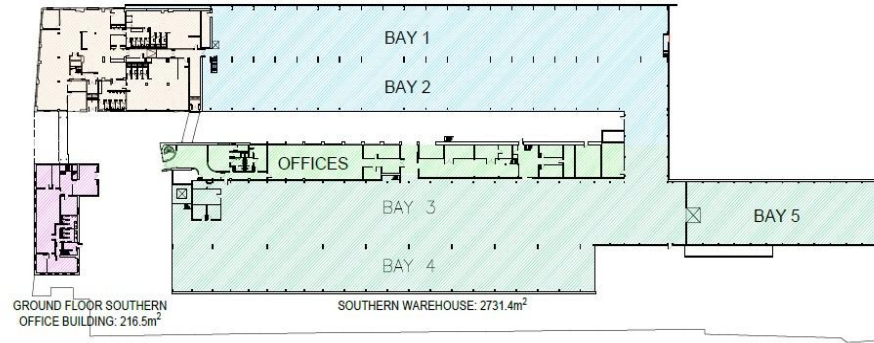
TO LET AS A WHOLE OR IN PARTS

Self-Contained Site of Approximately 2.53 acres. Comprising a mixture of office, industrial and warehouse space, totalling 83,078 sq ft.



GROUND FLOOR NORTHERN
OFFICE BUILDING: 702.8m²

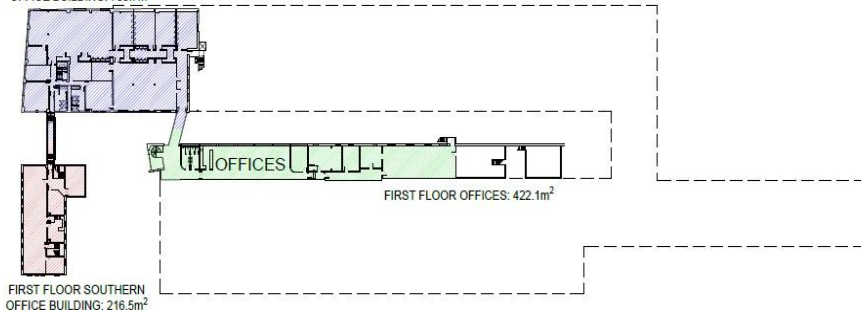
NORTHERN WAREHOUSE:
2084.2m²



GROUND FLOOR SOUTHERN
OFFICE BUILDING: 216.5m²

SOUTHERN WAREHOUSE: 2731.4m²

FIRST FLOOR NORTHERN
OFFICE BUILDING: 700.7m²



FIRST FLOOR OFFICES: 422.1m²

FIRST FLOOR SOUTHERN
OFFICE BUILDING: 216.5m²



The property comprises approximately 82,078 sq ft on approximately 2.53 acre industrial, offices and warehouse site.

ACCOMMODATION MEASUREMENTS	Sq Ft	Sq M
NORTH BUILDING		
North Building Ground Floor	7,565	702.80
North Building First Floor	7,542	700.70
North Building Bay 1	11,388	1,058.00
North Building Bay 2	11,047	1,026.25
NORTH BUILDING TOTAL	37,542	3,487.75
SOUTH BUILDING		
South Building Ground Floor	6,927	643.50
South Building First Floor	4,543	422.10
South Building Bay 3	14,370	1,335.00
South Building Bay 4	8,985	834.70
South Building Bay 5	6,046	561.70
SOUTH BUILDING TOTAL	40,871	3,797.00
OFFICE BUILDING		
Ground Floor	1,679	156.00
First Floor	1,986	184.50
OFFICE BUILDING TOTAL	3,665	340.50
TOTAL AREA	82,078	7,625.25
Total Approximate Site Area	2.53 acres	1.02 ha



SPECIFICATION



High bay doors
suitable for
HGV access



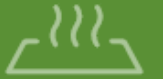
Vehicle
weighbridge
facility



Minimum eaves
height 6.74m



High Bay
height 11.73m



Gas supply



3 phase
power



Barrier controlled
access and full
perimeter fencing



4 Gantry
Cranes



Interceptor



Modern
fitted offices



Canteen, training
rooms, conference
facilities, changing/
locker rooms



2x steel
portal framed
warehouses



Mezzanine
storage



58 marked car
parking spaces with
scope to increase



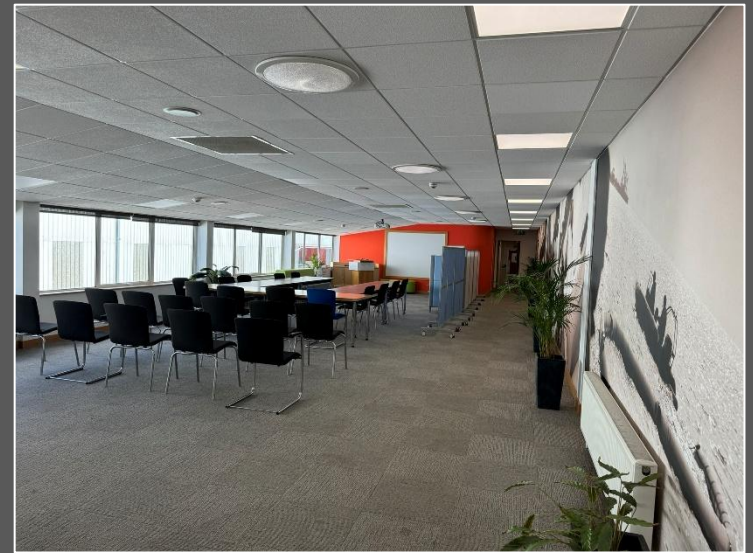
8 EV
charging points

The property comprises approximately 82,078 sq ft on approximately 2.53 acre industrial, offices and warehouse site.



Self-Contained Site
of approximately 2.53
acres.

Comprising a mixture
of office, industrial
and
warehouse space



Location

Millstone Point, Lower William Street is strategically located off Millbank Street in the Northam area of Southampton, situated approximately 1.5 miles away from Western Docks and Southampton Container Port. The A3024 Bitterne Road West provides connections to the M3 approximately 4 miles to the north. Bitterne Road West also connects to Junction 7 of the M27 approximately 4 miles to the east via Bitterne Road East, Thornhill Park Road and Charles Watts Way..

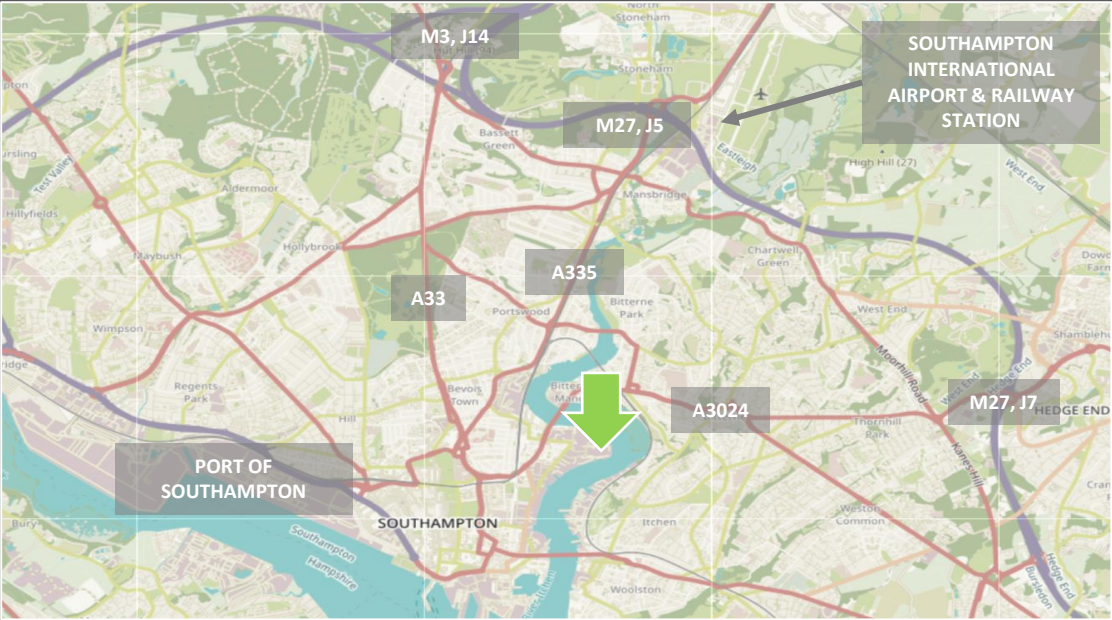
Terms

The property is available as a whole or in parts to let on a new lease contracted outside of the Landlord & Tenant Act 1954 Part II at a quoting rent of £9.00 psf.

EPC – B26

Business Rates

The Rateable Value from April 2023 for the whole site is £452,000. All enquiries to Southampton City Council.



Millstone Point, Lower William Street, Southampton

SAT NAV: SO14 5QE

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

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TRAVEL DISTANCES

To Dock Gate 10	2.7 miles
To Southampton Airport Parkway	3.6 miles
To Southampton Central Station	1.6 miles
To M3 Junction 14	5.9 miles
To M27 Junction 5	4.2 miles



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