

**UNIT 2
SOUTHAMPTON RETAIL PARK
NURSING
SOUTHAMPTON
SO16 0YW**

RETAIL WAREHOUSE AVAILABLE



LOCATION

Southampton Retail Park, also known as Nursling Retail Park is located facing Junction 1 of the M271, which leads to Southampton city centre and Docks. The location is also close to Junction 3 of the M27, in turn linking Portsmouth and Southampton via the M3. This location benefits from proximity to the significant residential populations of Romsey, Lords Hill and Nursling.

The subject premises are adjacent to a B&Q Warehouse, Paul Simon and Carpetright. The park has 647 car parking spaces.

ACCOMMODATION

The premises comprise a purpose built retail warehouse designed over ground floor level having segregated rear servicing, comprising the following approximate gross internal area:-

Ground Floor GIA:	769 sq m	(8,282 sq ft)
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TENURE

The premises are available by way of an assignment of the existing lease being for a term of 25 years commencing 25th March 1993, subject to five yearly rent reviews, at the passing rental of £144,935 per annum exclusive.

RATES

We are verbally advised by the Local Rating Authority that the premises are assessed for rating purposes as follows:

Rateable Value: £139,000	UBR (2016/17) 49.7p	Rates Payable: £69,083
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VIEWING

Please note the staff are unaware of the availability of the property so please contact this office for further information or to arrange any inspections.

AN EPC IS AVAILABLE ON REQUEST

January 2014

Subject to Contract & Exclusive of VAT

These particulars and the descriptions and measurements therein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Smart 4 Limited. 3 Hanover Square, London W1S 1HD.

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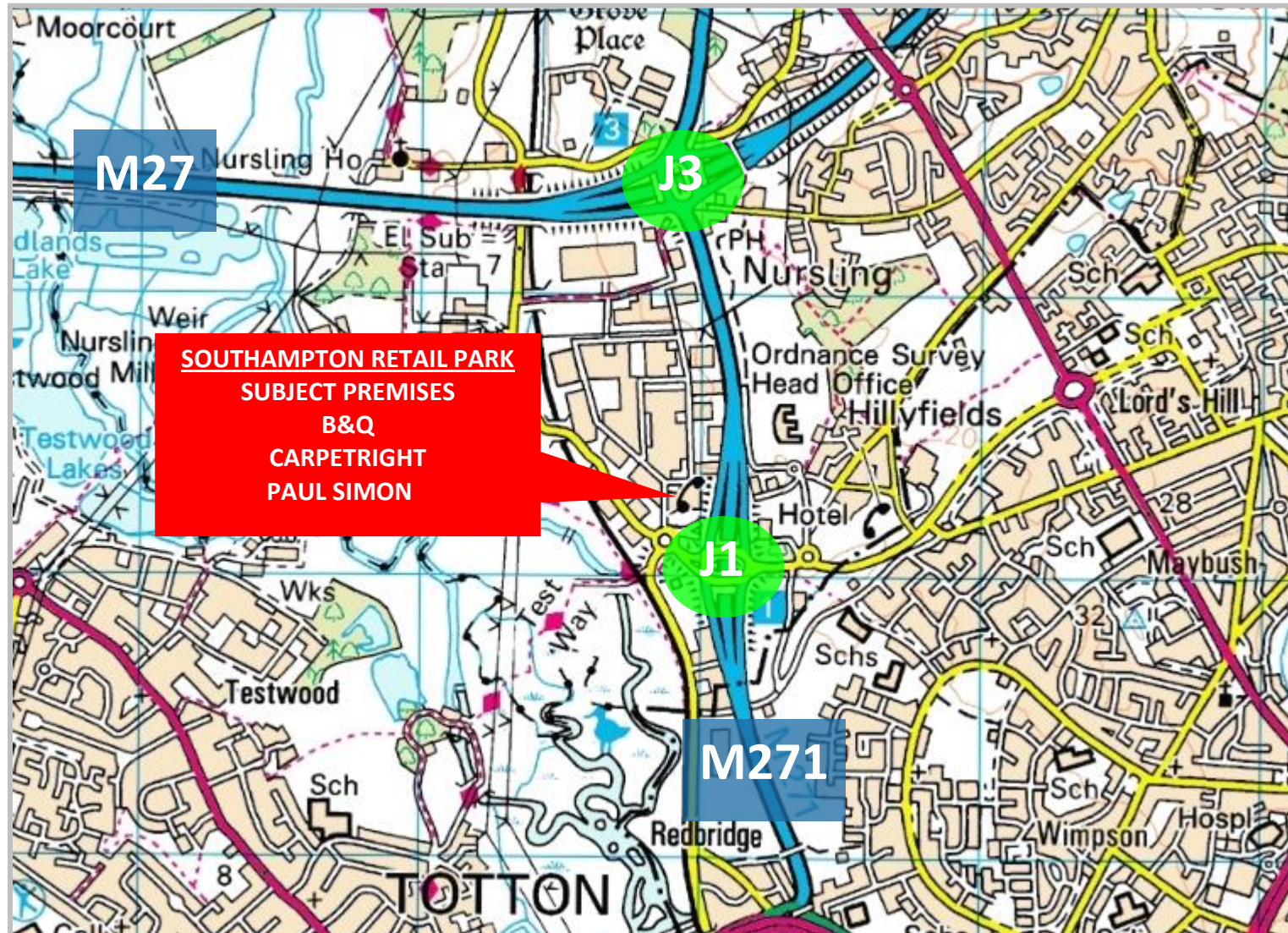
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For further details:

020 7569 9900

www.SMART-4.co.uk

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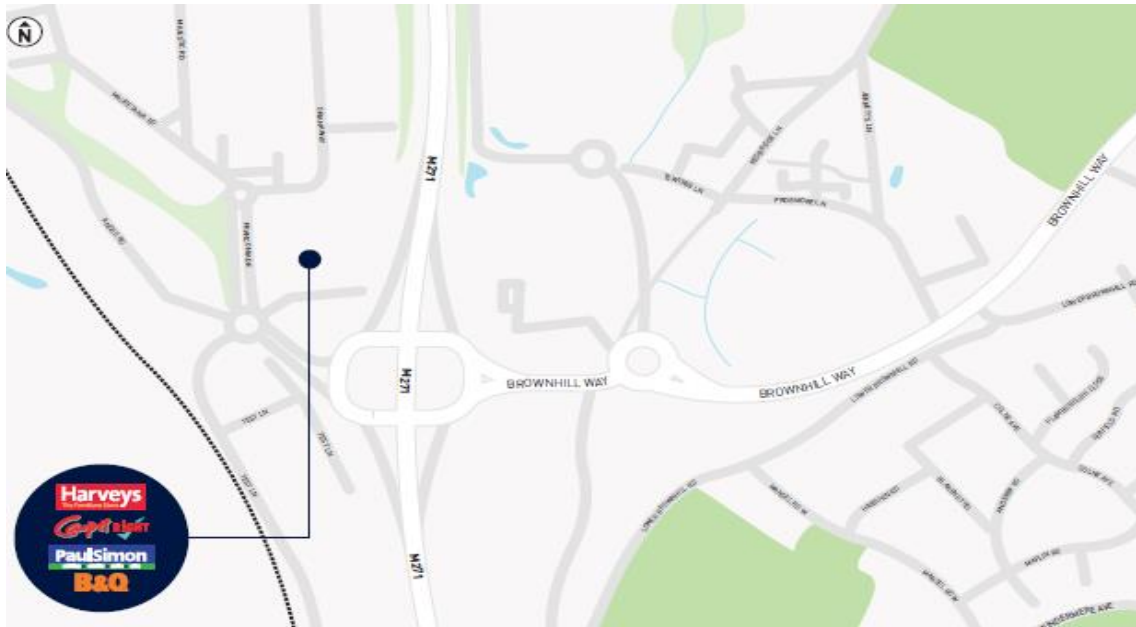
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