

CENTURION

PARK

ONLY 2 UNITS REMAINING

ST DENYS RAILWAY STATION

BITTERNE RAILWAY STATION

M27 (4.5 miles)
A3024 Bitterne Road West
City Centre (1 mile)

Royal Mail

SCREWFIX

TFC

TOOLSTATION

HE-MAN

D C NRS

SULZER

RIVER ITCHEN

BITTERNE ROAD WEST | SOUTHAMPTON | HAMPSHIRE | SO18 1UB

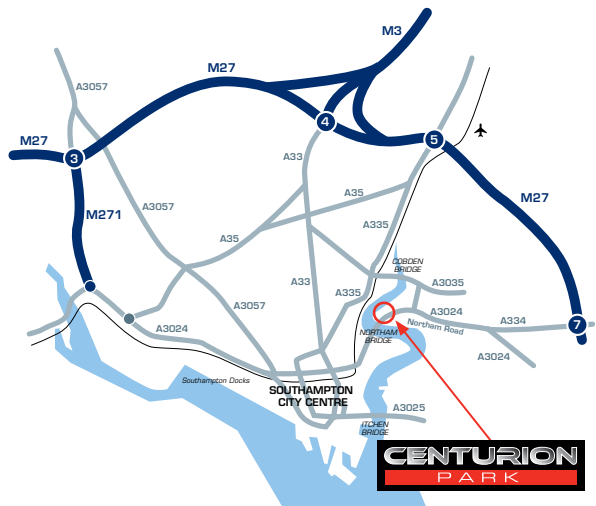
Modern trade, industrial & warehouse units up to 23,467 sq ft (2,180 sq m)
Fronting main approach road in to Southampton City Centre

CENTURION PARK

Centurion Park comprises modern industrial/warehouse units around a central loading/access area. Each unit is self-contained and benefits from ample parking and loading suitable for articulated lorries. Current occupiers include Screwfix, Millbrook Health, Royal Mail, TLC, He-Man and Toolstation.

LOCATION

Centurion Park is located on the east bank of the River Itchen adjacent to the Northam Bridge on the A3024 Bitterne Road West. The estate is situated approximately 1½ miles from Western Docks and Southampton Container Port, with Southampton City Centre approximately 1 mile to the west and connections to the M3 around 4 miles to the north. Bitterne Road West connects to Junction 7 of the M27 approximately 4 miles to the east via Bitterne Road East, Thornhill Park Road and Charles Watts Way.



UNIT C & UNIT D

The properties comprise of warehouses of steel frame construction with brick and clad elevations under a pitched roof incorporating translucent light panels. Fully refurbished two storey office accommodation is provided at the front of the units which are accessed via a personnel entrance lobby. Units C & D include new carpeting throughout, suspended ceiling with lighting, gas central heating, male and female WC's on ground and first floors plus first floor kitchenette facilities. Both units benefit from car parking and loading aprons which provide access to the main warehouse space via loading doors.

ACCOMMODATION

	Unit C	Unit D	Units C & D
Ground Floor Warehouse/Office/Ancillaries	10,073 sq ft	10,099 sq ft	20,172 sq ft
First Floor Offices/Ancillaries	1,390 sq ft	1,905 sq ft	3,295 sq ft
TOTAL Approx. GIA	11,463 sq ft	12,004 sq ft	23,467 sq ft

KEY FEATURES

- Fully refurbished
- Clear span warehouse space
- Fully fitted offices with suspended ceiling
- Male and female WC's
- Gas blower heater to warehouse
- Minimum eaves 6.25m
- Electric loading door 4.97m(h) x 10.38m(w)
- 3 phase electricity
- Sea views

RENT

Rent on application.

TENURE

The premises are available by way of a new full repairing and insuring lease on terms to be agreed.

EPC

Available individually on request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VIEWING

Strictly by appointment through the joint sole agents.

Vail Williams and Lambert Smith Hampton, their clients and any joint agents give notice that:

They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf 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 Vail Williams and Lambert Smith Hampton have not tested any services, equipment or facilities. Occupiers must satisfy themselves by inspection or otherwise.

Contact Lambert Smith Hampton:

Dan Rawlings
Tel: 07702 809192
E: drawlings@lsh.co.uk

Luke Mort
Tel: 07591 384236
E: lmort@lsh.co.uk

**Lambert
Smith
Hampton**
023 8033 0041
www.lsh.co.uk

Contact Vail Williams:

Alex Gauntlett
Tel: 07584 657826
E: agauntlett@vailwilliams.com

Matt Cureton
Tel: 07786 735596
E: mcureton@vailwilliams.com

**Vail
Williams**
023 8082 0900
vailwilliams.com