

NEWTON SCOTT

COMMERCIAL PROPERTY CONSULTANTS

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SMALL INDUSTRIAL UNIT INVESTMENT SALE



**15 City Commerce Centre,
Marsh Lane, Southampton, SO14 3EW.**

£225,000 (offers in excess) – 7.6% NIY.

Ideal SIPP Purchase.

LOCATION

This long-established business park is conveniently located just off Marsh Lane being close to Town Quay, Ocean Village and the Itchen Bridge. West Quay and Above Bar Street are close by, as are the Central Rail Station and the Courts.

Access to the M.27 (motorway junctions 3 or 5) is within a short 15-minute driving distance allowing quick and easy access to all parts of the Solent region, the M.3 and further a-field via the national motorway network. Southampton Airport is based at junction 5 of the M.27 providing both national and continental flights.

DESCRIPTION

This is an opportunity to acquire an end terraced small industrial unit capable of being enlarged by means of a mezzanine floor (as most on this estate have).

The unit benefits from an electrically operated full height (15') up-and-over front-loading door, together with a part glazed façade and glazed personnel door.

Internally, there is access to a small first floor / mezzanine capable of being extended if required. Private toilets and rear fire escape. Access to the secure side yard area benefits from access from both the front and rear.

FLOOR AREAS

Ground floor: 1,130 square feet / 104.98 square metres.

Mezzanine: 120 square feet / 11.15 square metres.

Total: 1,250 square feet / 116.13 square metres.

All floor areas are approximate and have been measured in accordance with RICS Code of Practice on a gross internal basis.

TERMS

A new full repairing and insuring lease was granted for a term of ten years from September 2026.

The initial rent is £17,500 per annum exclusive, plus VAT., payable quarterly in advance. The rent is subject to a rent review at the end of the fifth year.

The tenant will be required to contribute towards the management, maintenance and insurance of the premises.

A deposit equivalent to four months' rent (£5,833.34) plus VAT is held by the vendor's solicitors.

RATES

According to the Valuation Office (voa.gov.gov) the Rateable Value is £13,500. Thus, the rates payable figure (0.382 in pound) would be £5,157.00 approximately for the 12 months commencing 6th April 2026.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the preparation and execution of the lease/s.

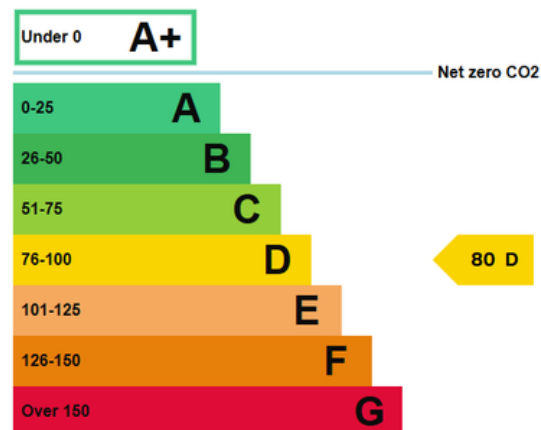
ANTI MONEY LAUNDERING

Under the Anti-Money Laundering (Amendment) Act 2017 we are required to verify the identity of any proposed purchaser or tenant prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute.

VIEWING

Strictly by prior appointment with the lessor's sole agents Newton Scott, Commercial Property Agents Ltd., Tel 023 8033 7033.

EPC



CODE OF PRACTICE FOR COMMERCIAL LEASES IN ENGLAND & WALES
The landlord has regard to the recommendations of the voluntary code of practice for commercial leases in England & Wales. If you are professionally represented, you should ask your adviser for a copy. Alternatively, the document can be found at www.commerciallesscode.co.uk or obtained from the Royal Institution of Chartered Surveyors, telephone number 020 7334 3806.

Misrepresentation Act 1967: Newton Scott Commercial Property Agents, for themselves and for the Vendor, Lessor or Landlord of this property for whom they act, give notice that:

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