



# Waterfront Marine Facility

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



**TO LET**  
**AS A WHOLE OR IN PARTS**

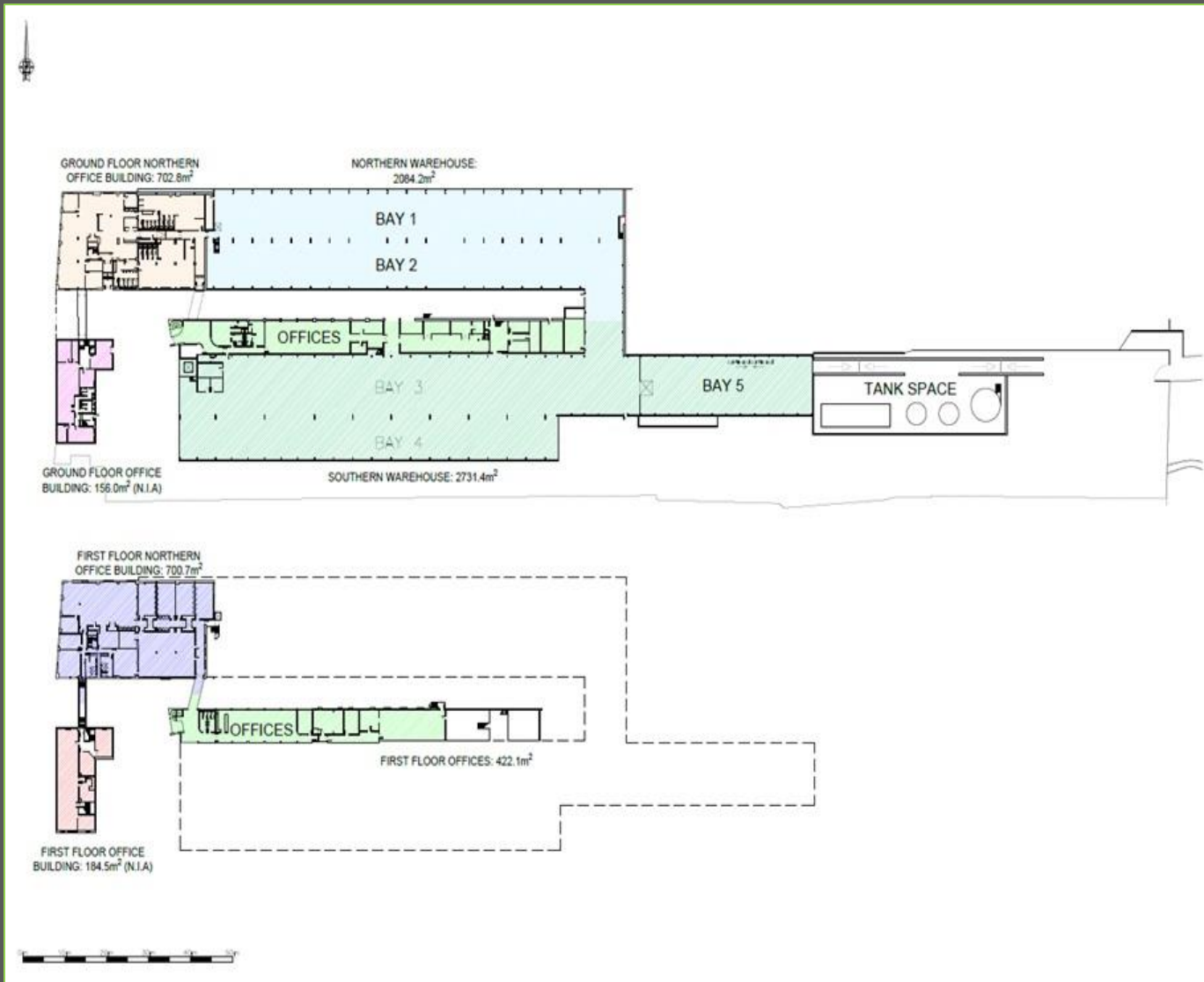
Self-Contained Site  
of approximately 3.19 acres.

Comprising a mixture  
of office, industrial and  
warehouse space.

Totalling 82,078 sq ft







The property comprises approximately 82,078 sq ft on approximately 3.19 acre industrial, offices and warehouse site with wharf access.

ACCOMMODATION MEASUREMENTS	Sq Ft	Sq M
<b>NORTH BUILDING</b>		
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
<b>NORTH BUILDING TOTAL</b>	<b>37,542</b>	<b>3,487.75</b>
<b>SOUTH BUILDING</b>		
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
<b>SOUTH BUILDING TOTAL</b>	<b>40,871</b>	<b>3,797.00</b>
<b>OFFICE BUILDING</b>		
Ground Floor	1,679	156.00
First Floor	1,986	184.50
<b>OFFICE BUILDING TOTAL</b>	<b>3,665</b>	<b>340.50</b>
<b>TOTAL AREA</b>	<b>82,078</b>	<b>7,625.25</b>
Total Approximate Site Area	3.19 acres	1.30 ha



## SPECIFICATION

The property comprises approximately 82,078 sq ft on approximately 3.19 acre industrial, offices and warehouse site with wharf access. The brief specification is as follows:



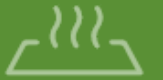
High bay doors suitable for HGV access



Vehicle weighbridge facility



Bunded area for bulk liquid storage



Gas supply



3 phase power



Barrier controlled access and full perimeter fencing



Jetty with access to River Itchen



Minimum depth of 2m with maximum of 6.5m



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



Hardstanding yard



Minimum eaves height 6.74m



High Bay height 11.73m



4 Gantry Cranes



Interceptor





Self-Contained Site  
of approximately 3.19  
acres.

Comprising a mixture  
of office, industrial and  
warehouse space with  
access to the River Itchen  
by way of fixed jetty with  
floating pontoon











## 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..

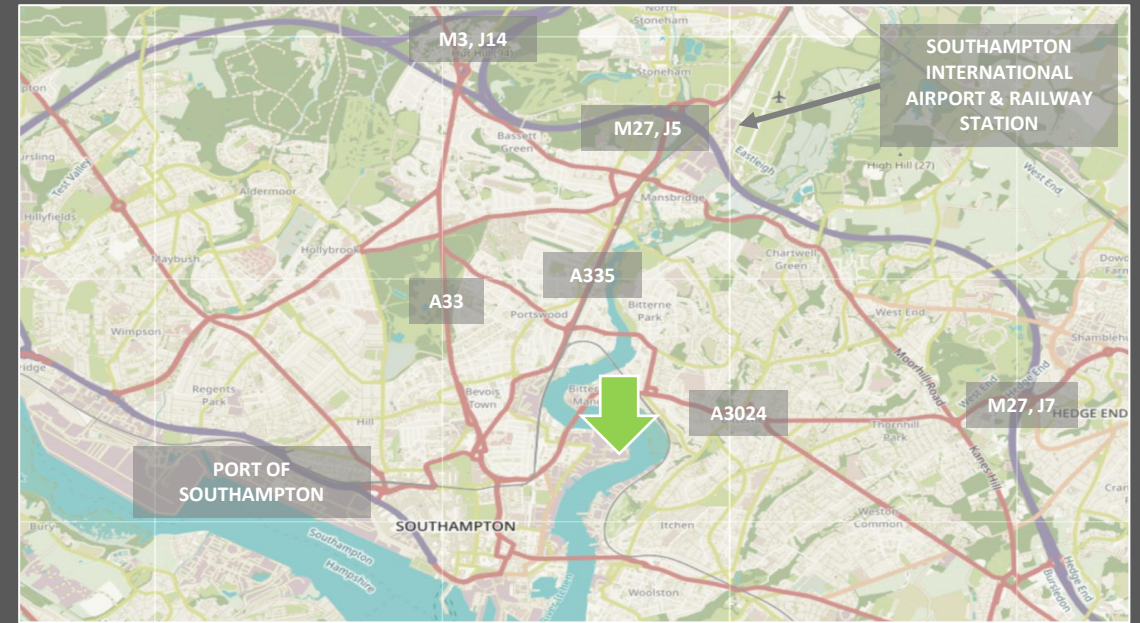
## Terms

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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