

Lower William Street Industrial Estate

Southampton SO14 5QE

Warehouse | 10,244 - 11,412 ft²



Roller shutter access



5.8m clear height



3 phase electricity



Electric loading door



Units 5 - 7 available
from Q3 2026



Units 3 - 4 large yard

Available to Let



Location & Connections

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.

The estate is well positioned for access to Southampton city centre, the port, and the wider road network, making the units ideal for occupiers requiring both urban connectivity and functional industrial accommodation. The units are suitable for a range of industrial, warehouse, and trade counter uses (subject to planning).





Description

A range of well-located industrial / warehouse units situated on Lower William Street, Southampton, offering excellent access to the city centre and surrounding commercial districts.

The units benefit from a 6-metre eaves height, providing excellent internal clearance suitable for a variety of industrial, storage, and distribution uses. Each unit is arranged with ground and first floor office accommodation, offering a practical combination of warehouse and administrative space.

Unit 5 has been recently refurbished and is presented to a high standard, making it suitable for immediate occupation.

Units 3 and 4 further benefit from their own secure, self-contained loading yard, providing valuable external space and efficient loading and unloading facilities.



Accommodation:

| Unit | Property Type | Size (sq ft) | Availability | PCM Rent (£) |
|--------------|---------------|---------------|--------------|--------------|
| Units 3-4 | Warehouse | 10,244 | Under offer | 10,420 |
| Unit 5 | Warehouse | 11,412 | 07/09/2026 | 9,200 |
| Total | | 21,656 | | |

Further information

EPC

Unit 5: B, Units 3 & 4: D (to be reassessed after refurbishment)

Rent

Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms

Available on new full repairing and insuring leases.

Legal costs

All parties will be responsible for their own legal costs incurred in the transaction.

[Book a viewing](#)

Daniel Roberts
Mileway
southeast@mileway.com
0203 991 3516

Dan Rawlings
Lambert Smith Hampton
DRawlings@lsh.co.uk
07702 809192

Luke Mort
Lambert Smith Hampton
LMort@lsh.co.uk
0759 138 4236

Adrian Whitfield
Realest
adrian.whitfield@realest.uk.com
07901 558 730

Lauren Udall
Realest
lauren.udall@realest.uk.com
07799 623 239

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