

## TO LET

Light Industrial Unit

# Unit 4, Stanton Buildings, Stanton Road, Southampton, Hampshire, SO15 4HU

## Key Features

- Gross Internal Area - 1,726 sq.ft (160.35 sq.m)
- Asking rent £14,671per annum
- Large roller shutter doors
- Allocated parking
- Easy access to M271/M27. Approximately 2.6 miles south west of Southampton Docks
- Small business rates relief (subject to availability)



## Location

The premises is situated close to Millbrook Road West, via Regents Park Road, providing easy access to M271/M27. Approximately 2.6 miles south west of Southampton Docks.

## Description

The property comprises of open plan workshop space, large roller shutter doors, and WC facilities. The unit also benefits from parking.

/// What3words: **slice.slam.doctor**

## Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £14,671 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Note: There is to be a service charge levied to cover communal costs

Note: It is understood VAT is not payable on rents.

## Accommodation

Floor Areas	Sq Ft	Sq M
Total Gross Internal Area	1,726	160.35

Areas stated on a Gross Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.



## Planning

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

## EPC

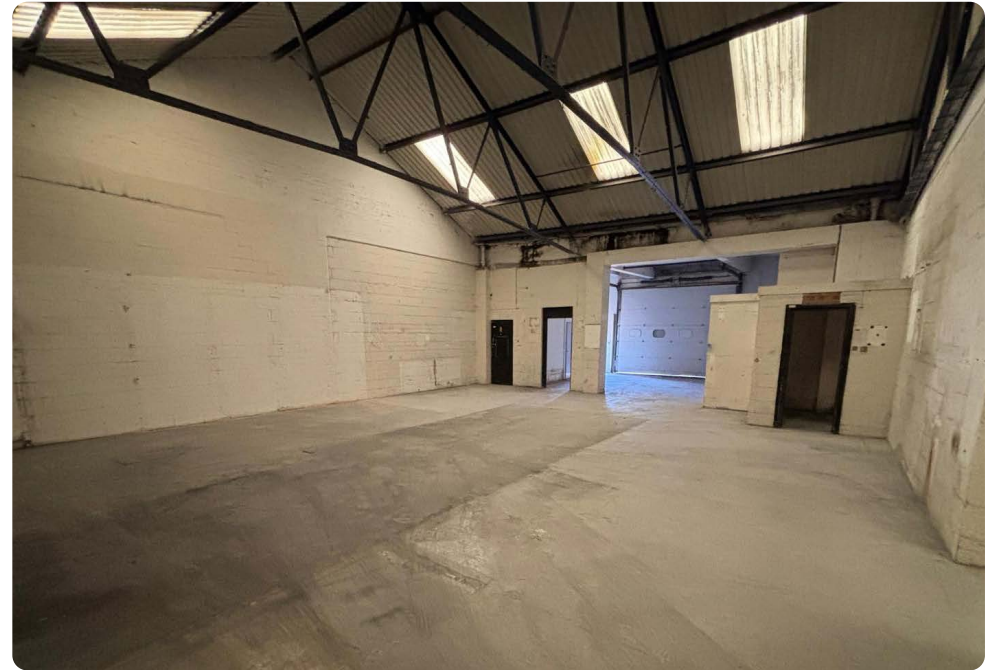
Asset Rating D (96)

## Rateable Value

Rating Currently being split/reassessed  
Source [www.gov.uk/find-business-rates](http://www.gov.uk/find-business-rates)

## Code of Leasing

All interested parties should be aware of the RICS Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.



## Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

**Dominic Arkell** | 07918 926 119 | [darkell@mavarealestate.co.uk](mailto:darkell@mavarealestate.co.uk)

**Kristina Connolly** | 023 8022 2292 | [kconnolly@mavarealestate.co.uk](mailto:kconnolly@mavarealestate.co.uk)



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