

To Let

- Air conditioning (suite dependent)
- 2-3 on-site parking spaces per suite (size dependent)
- Suites available from 138 to 1,000 sq ft
- Good access to City Centre and train station, with motorway links




023 8063 5333

Attractive Period Offices - Flexible Terms & Parking
138 - 1,000 sq ft (12.82 - 92.9 sq m)

158 Millbrook Road East, Southampton, Hampshire, SO15 1JR

Description

The property comprises an attractive period-style office building which has been configured to provide a range of individual office suites, available on flexible & all-inclusive licence terms. The previous owner's signage will be removed from the suites.

The suites offer a mix of sizes from 138 to 1,000 sq ft, suitable for small businesses, start-ups and satellite occupiers, within a character building. Multiple suites can be taken by one occupier.

The offices benefit from LED lighting, air conditioning (subject to suite availability), central heating and perimeter trunking.

Shared WC and kitchenette facilities are provided.

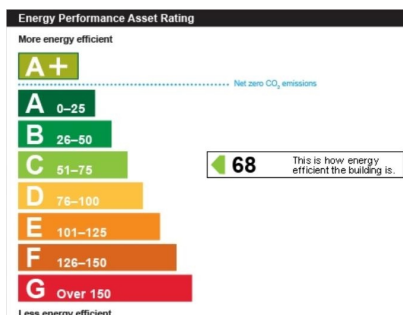
Generous on-site parking is available, with suites under 175 sq ft allocated 2 spaces and larger suites 3 spaces.

Accommodation (Approximate IPMS3.1)

Floor	Area (sq ft)	Area (sq m)
From	138 - 1,000	12.8 - 92.9

Energy Performance Certificate

EPC rating C68. A copy of the EPC is available on request.



Terms

Rents are from £3,000 per annum and all-inclusive of business rates, utility bills and WIFI.

A 12 month licence agreement is available and there is scope to renew thereafter on a rolling monthly basis.

Rates

The rent is inclusive of Business Rates.

VAT

We are advised that VAT will not be payable.



Location

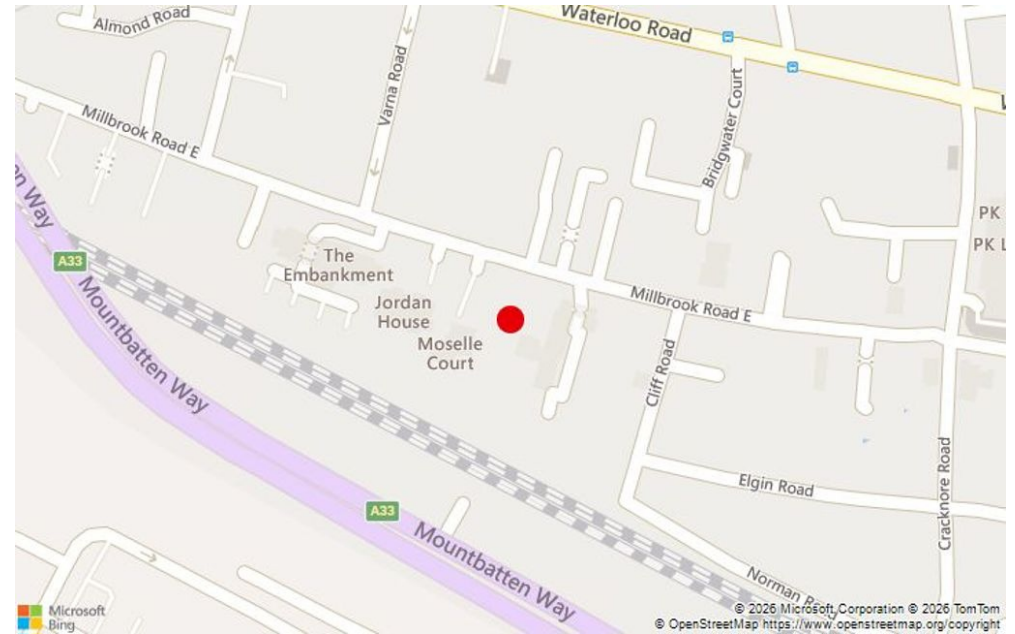
The property occupies a prominent position on Millbrook Road East, approximately 1 mile west of Southampton City Centre and around 0.5 miles from Southampton Central Railway Station. It fronts the main A3024 corridor (Mountbatten Way), which provides direct access to the M271 and the wider motorway network.

For all enquiries:

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Map



Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors. Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transactions. The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100064761

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