

# To Let

- Motor Trade Planning Permission
- 20,571 sq ft Yard
- Close Proximity to Docks
- Roadside Frontage
- Workshops, Garage & Well Appointed Office



  
**Keygrove**  
www.keygrove.com  
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Prominent Roadside Premises

23,124 sq ft (2,148.22 sq m)

121-127 Redbridge Road, Southampton, Hampshire, SO15 0ND

## Description

This prominent property with roadside frontage is visible from Millbrook Road West and comprises a two-storey office, 2 workshops and a garage, with a 20,571 sq ft yard.

The premises benefit from motor trade planning permission.

The workshops have roller shutter doors, power and 4.16m / 4.7m maximum eaves. The offices benefit from central heating, perimeter trunking, a shower and office furniture.

There are kitchen and WC facilities in the office.

## Accommodation

Floor	Area (sq ft)	Area (sq m)
2 Storey Office	1,653	153.56
Workshops	614	57.04
Garage	286	26.57
Yard	20,571	1,911.05
<b>Total</b>	<b>23,124</b>	<b>2,148.22</b>

## Energy Performance Certificate

EPC to be provided.



### Terms

The premises are available on a new full repairing and insuring lease at an initial rent of £61,000 per annum exclusive.

### Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £76,000. We recommend that prospective tenants or purchasers verify this with the Valuation Office.

### VAT

We are advised that VAT will not be payable.



## Location

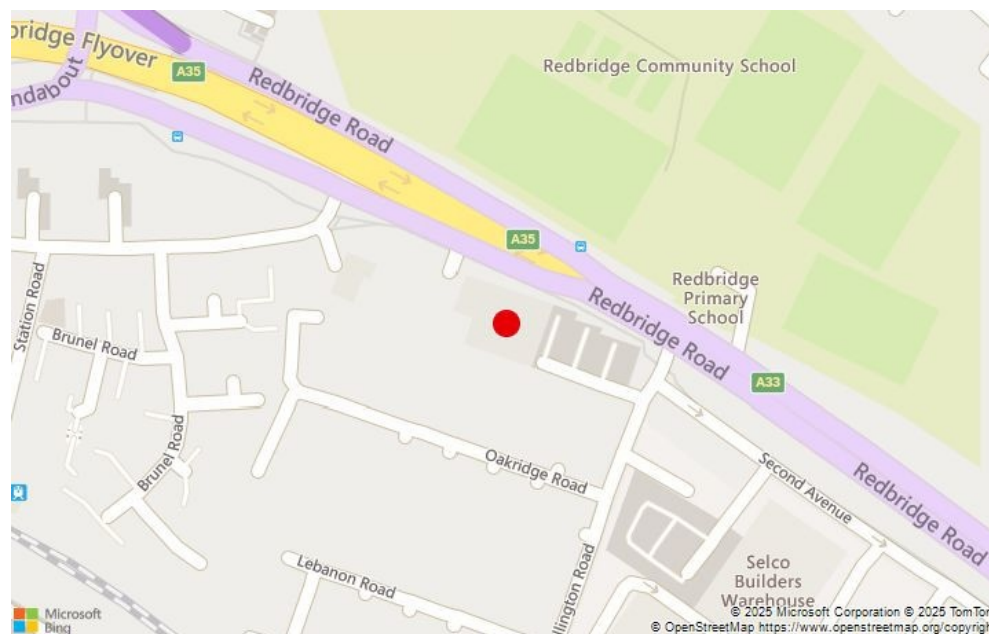
121-127 Redbridge Road is located in a prominent position along the A35 Redbridge Road at the slip road to the M271 providing excellent communication links to the south coast M27 and M3 motorways. It is in close proximity to Southampton city centre, 3.9 miles (6.2 km) to the east, Southampton Central Station, 3.3 miles (5.2 km) to the east with mainline services to London Waterloo and Southampton International Airport 8.7 miles (14 km) to the north east. Southampton Dock Gate 20 is 0.8 miles (1.3km) to the east.

*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](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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