

MAY QUALIFY FOR SBRR*



**Unit 23 Mountbatten Business Centre, Millbrook Road East,
Southampton, SO15 1HY**
Modern First Floor Office Suite

Summary

Tenure	To Let
Available Size	582 sq ft / 54.07 sq m
Rent	£6,750 per annum
Service Charge	£1,895.61 per annum Building Insurance £290.87
Rateable Value	£4,800 Source - VOA (www.tax.service.gov.uk). You

Key Points

- First Floor Accomodation
- Range of Uses Considered
Subject to Planning
- Easy Access To
Southampton Central
- Kitchenette
- x2 Allocated Parking Spaces

Regulated by



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Unit 23 Mountbatten Business Centre, Millbrook Road East, Southampton, SO15 1HY

Description

Unit 23 provides office accommodation within easy reach of Southampton Central Train Station. The space benefits from 2 allocated parking spaces with carpeted floors, data trunking and kitchen facilities. It is considered the property would suit itself to a range of uses subject to planning (as appropriate).

Location

Mountbatten Business Park is situated in a convenient position in Millbrook Road East, one mile from Southampton City Centre. The park benefits from excellent transport communications with easy access to the M271, leading to the M27 and the wider motorway network and Southampton Central railway station, situated 0.3 miles away by foot, providing a direct service to London Waterloo, in approximately 1 hour and 20 minutes. Southampton Airport is a short car journey from the park and provides national and international flights to 27 destinations.

Mountbatten Business Park provides terraced office suites which have been designed to provide flexible accommodation ideally suited to office, studio, research and light assembly uses. Each building has car parking immediately outside together with an overflow car park to the rear of the business park.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Unit	582	54.07	Available
Total	582	54.07	

Terms

Unit 23 is available to let on a new full repairing and insuring lease for terms to be agreed at a commencing rental of £6,750 pax.

Rateable Value

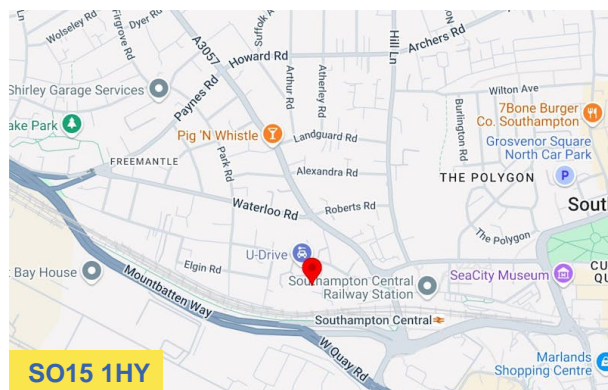
£4,800. Source: VOA (www.tax.service.gov.uk)*

You are advised to make your own enquiries in this regard to the local authority before making a commitment to lease.

Other Costs

Legal Costs - Each party to bear their own costs incurred in the transaction.
Service Charge (£1,895.61) & Buildings Insurance (£290.87 for current term) - Payable by the in-going tenant.

VAT - Unless otherwise stated all costs & rents are exclusive of VAT. It is understood the property is elected for VAT



Viewing & Further Information

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