

## FOR SALE/TO LET

Office/Class 'E' with Extensive Parking

# Charter Court, Third Avenue, Southampton, SO15 0JA

## Key Features

- Total Net Internal Area – 12,775 sq.ft (1,186 sq.m)
- Excellent parking
- Quoting rent £210,800 per annum
- Suit owner occupiers
- Great access to M27/M271
- EPC rating – B



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3 West Links, Tollgate, Chandler's Ford, Hampshire SO53 3TG

## Location

Charter Court is situated on Third Avenue just off Millbrook Road West (A33), one of the main arterial routes into Southampton City Centre from the M27/M271. The property is located within a mix of office, retail, industrial, showroom and motor trade occupiers.

## Description

The property comprises a 3 storey office building which provides a mix of modern open plan air-cooled office accommodation. The office also benefits from a cycle store, a bin store and ample parking.



What3words: **busy.lifted.jokes**

## Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £210,800 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Or

Offers considered for the freehold interest with vacant possession

## Accommodation

| Floor Areas             | Sq Ft  | Sq M     |
|-------------------------|--------|----------|
| Ground Floor            | 4,211  | 391.29   |
| First Floor             | 4,281  | 397.71   |
| Second Floor            | 4,281  | 397.71   |
| Total Net Internal Area | 12,773 | 1,186.71 |

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

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## VAT

We understand that VAT is payable, however all parties are advised to make their own enquiries into the matter.

## 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

B (33)

## Rateable Value

Rating

£148,000

Source [www.gov.uk/find-business-rates](http://www.gov.uk/find-business-rates)

## Code of Leasing

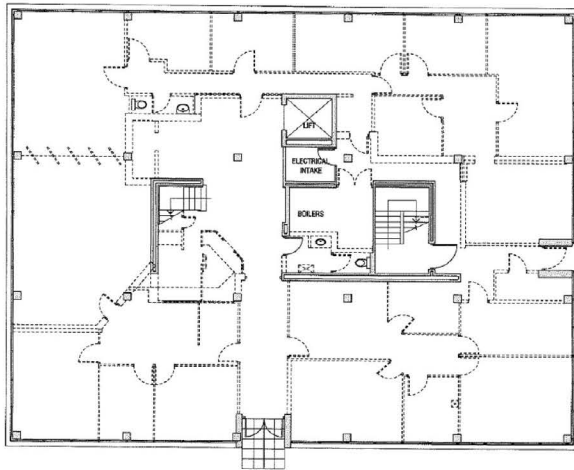
All interested parties should be aware of the RICS Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.

## Money Laundering

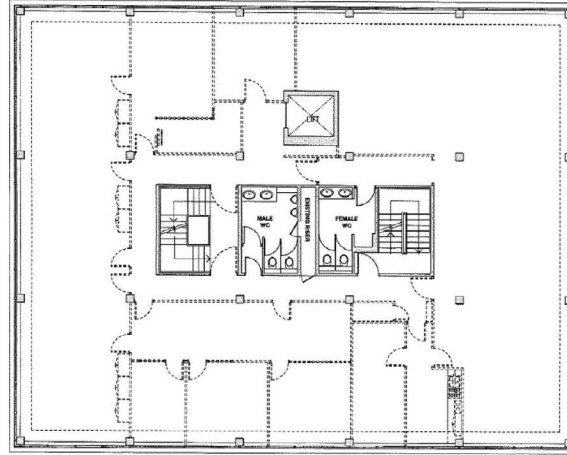
Please note all prospective purchasers will need to be verified for 'Anti Money Laundering' purposes prior to issuing memorandum of agreed terms of sale.



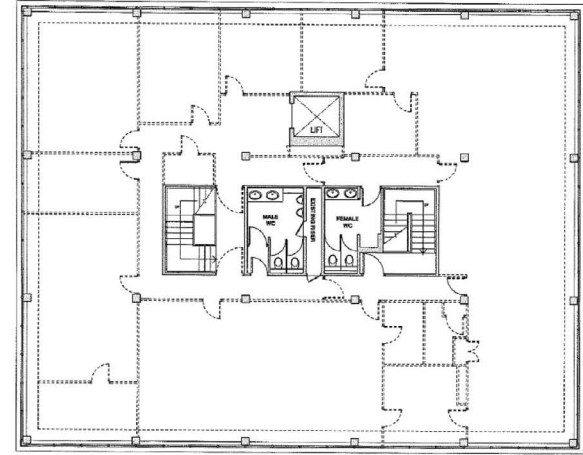
## Floor Plan



**GROUND FLOOR**

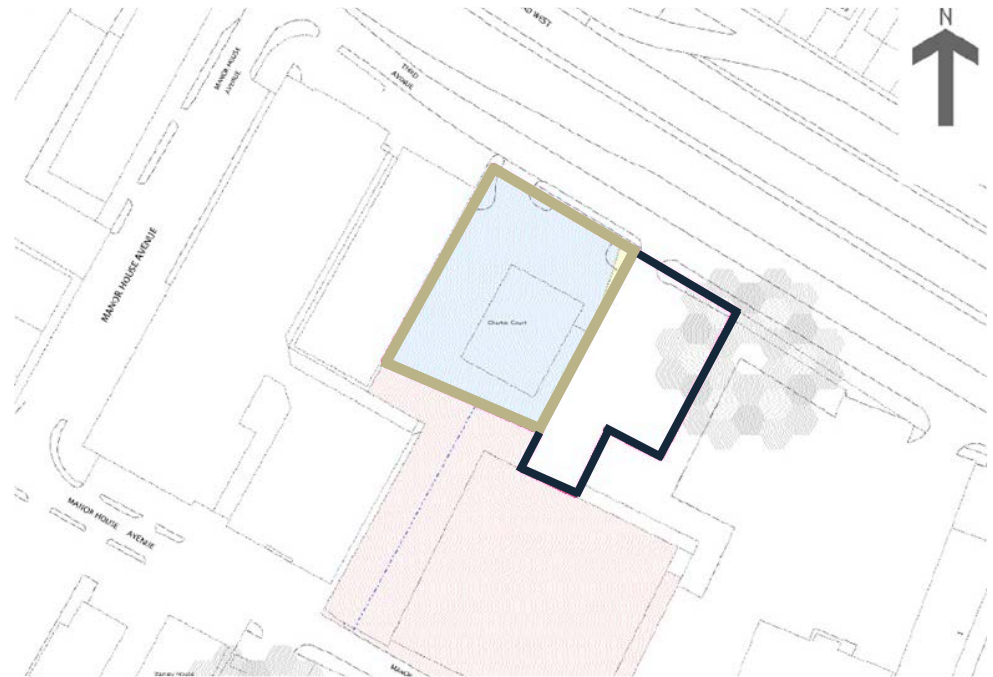
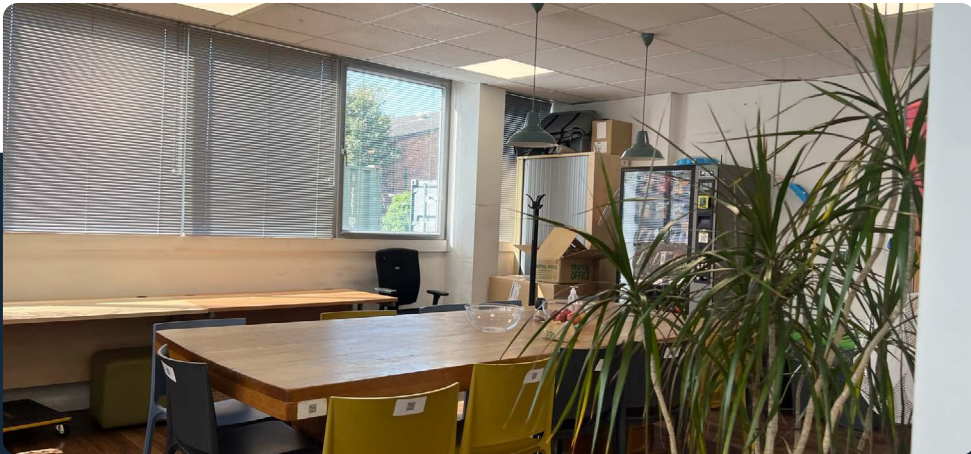


**FIRST FLOOR**



**SECOND FLOOR**

For identification purposes only. Not to scale and not to be relied upon.



## Contact Us

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

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