



WITHOUT PREJUDICE

Ground Floor Unit 2 Mountbatten Business Centre, Southampton, SO15 1HY

Modern Office

MOST COMPETITIVE RENTS IN SOUTHAMPTON

Summary

Tenure	To Let
Available Size	710 sq ft / 65.96 sq m
Rent	£9,300 per annum
Business Rates	Upon Enquiry

Key Points

- City Centre Location
- Range of Uses Considered Subject to Planning
- Close Proximity to Southampton Central Train Station
- Allocated Parking



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PORTSMOUTH 023 9237 7800

SOUTHAMPTON 023 8011 9977

Description

The terrace of offices have been designed to provide flexible accommodation ideally suited to offices, studio, research and light assembly uses. Each building has car parking immediately outside together with an overflow car park at a lower level. Property comes with 2 allocated parking spaces

Location

The premises are situated in a convenient position in Millbrook Road East, one mile from Southampton City Centre with excellent road links to the M271 leading to the M27. Southampton Central railway station is within easy walking distance of the premises.



Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground	710	65.96	Available
Total	710	65.96	

Specification

- WC facilities.
- Suspended ceiling.
- Trunking.
- Carpet tiles.
- Partitioned meeting rooms.

Other Costs

A service charge is payable to cover costs such as maintenance and repair of common parts landscaping and management fees, currently at £3,773.28 pa.

Additionally building insurance is also payable, £329.99 pa

Each party to be responsible for their own legal costs incurred in the transaction. Unless stated, all prices and rents are quoted exclusive of VAT.



Viewing & Further Information

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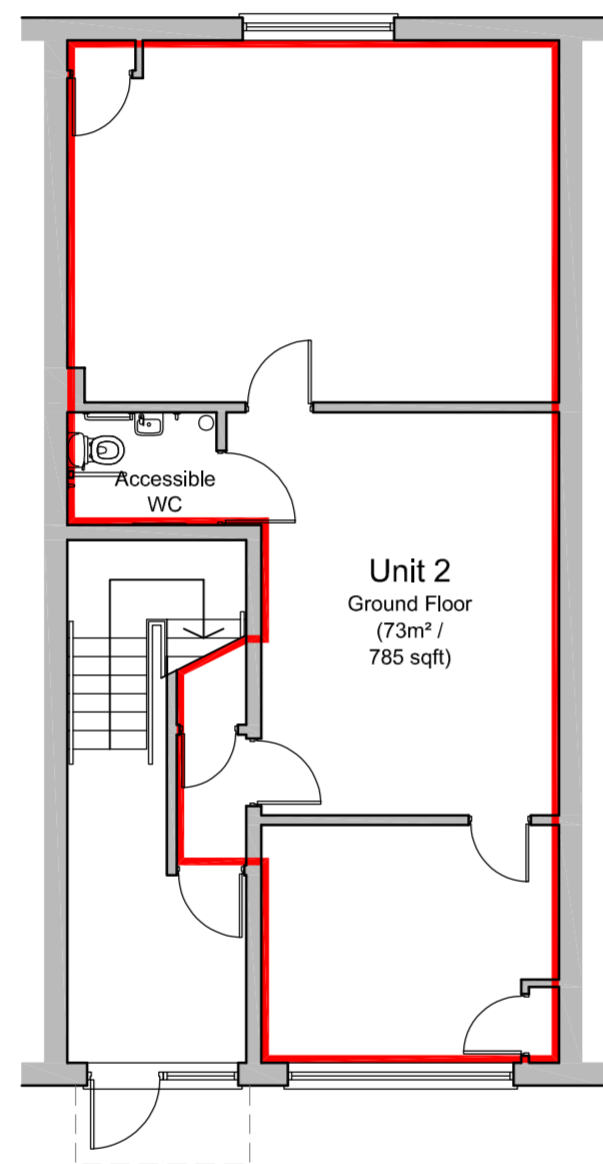
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 3. REFER TO A SEPARATE DOCUMENT FOR THE DESIGNERS RISK ASSESSMENT.
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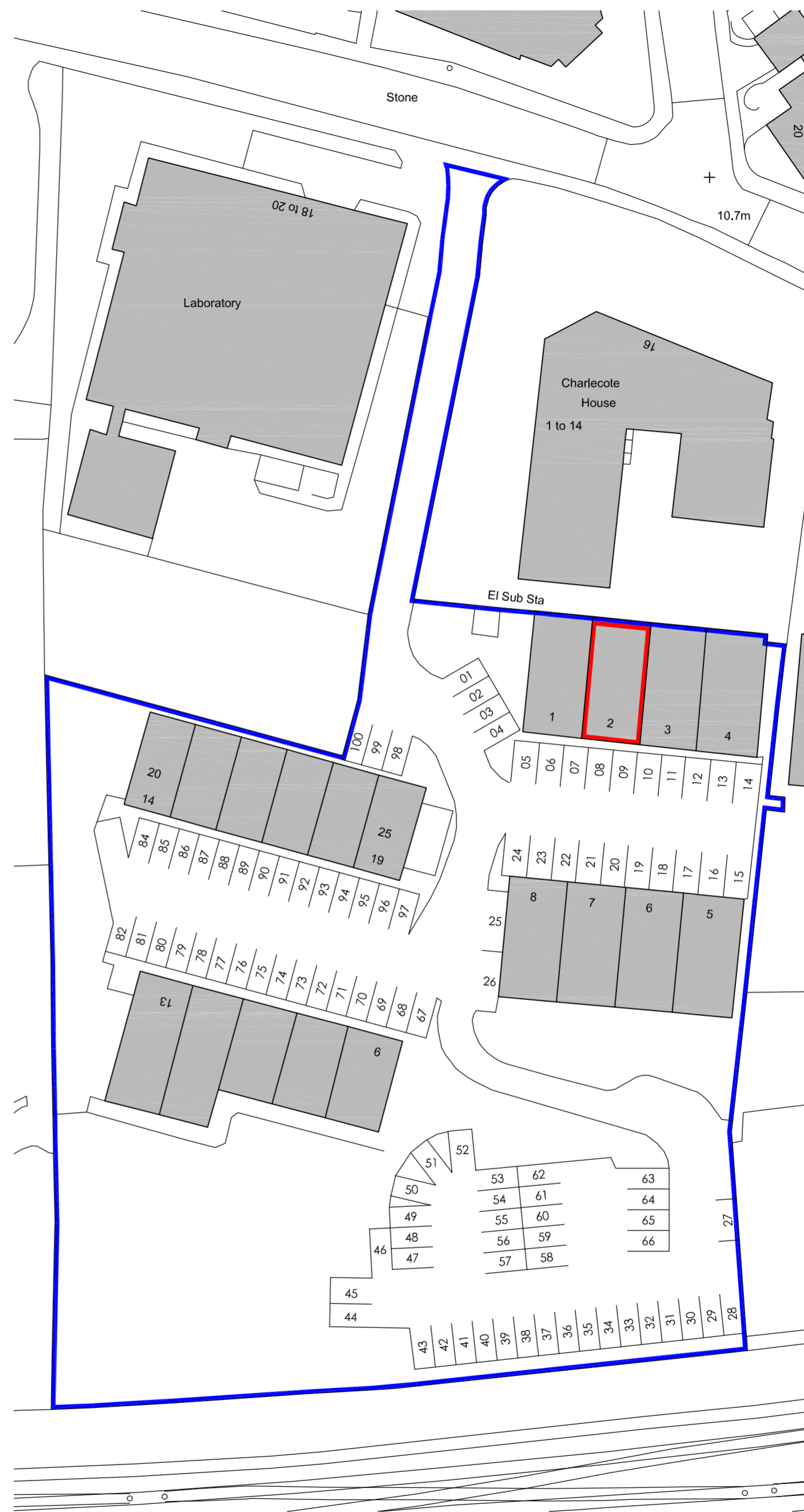
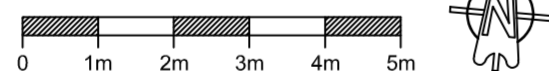
KEY

- Estate Boundary
- Lease Demise
- Parking



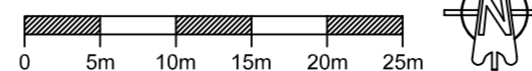
Ground Floor

1:100 scale



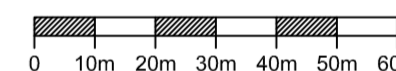
Block Plan

1:500 scale



Location Plan

1:1250 scale



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P1	Apr 2022	Preliminary	TH	
Revision	Date	Description	Drawn	Chkd



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Drawing Title:
 Unit 2 - Lease Plan

Drawn By	Date	Checked By	Date	Approved By	Date
TH	Apr '22				

Drawing No.	Revision	Scale
22 - 3326 - 801	P1	1:100 @ A2

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