



## Unit 22-23, Mountbatten Business Centre, Southampton, SO15 1HY

Rent Free Incentive Available - Subject to Contract

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	565 sq ft / 52.49 sq m
<b>Rent</b>	£7,000 per annum
<b>Service Charge</b>	Details Available On Request.
<b>Business Rates</b>	To be reassessed.

### Key Points

- First Floor Accommodation
- Range of Uses Considered Subject to Planning
- Easy Access To Southampton Central
- Allocated Parking
- Toilet Facilities & Kitchenette



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# Unit 22-23, Mountbatten Business Centre, Southampton, SO15 1HY

## Description

Unit 23 provides office/ teaching accommodation within easy reach of Southampton Central Train Station. The space benefits from 2 allocated parking spaces with carpeted floors, data trunking and kitchen and toilet 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 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
1st	565	52.49	Available
<b>Total</b>	<b>565</b>	<b>52.49</b>	

## Terms

Unit 23 is available to let on terms to be agreed at a commencing rental of £7,000 pax.

## Rateable Value

Rates to be reassessed.

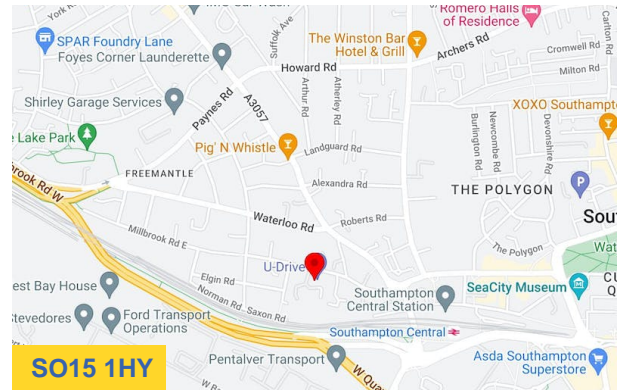
You are advised to make your own enquiries in this regard to the local authority before making a commitment to lease.

## Other Costs

Legal Costs - Each party to bear their own costs incurred in the transaction.

Service Charge & Buildings Insurance - Payable by the in-going tenant.

VAT - Unless otherwise stated all costs & rents are exclusive of VAT.



## Viewing & Further Information

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