



## Unit 16-17 (Admiral House), Mountbatten Business Centre, Southampton, SO15 1HY

Refurbished Office Accommodation

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	1,167 sq ft / 108.42 sq m
<b>Rent</b>	£16,000 per annum
<b>Service Charge</b>	£3,576.72 per annum
<b>Rates Payable</b>	£4,391.20 per annum To be reassessed

### Key Points

- Suit a Variety of Uses
- Flexible Accommodation
- Flexible Agreements / Short term leases considered
- Easy Access To Southampton Central
- 4 Allocated Parking Spaces



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## Description

Unit 16-17 provides office accommodation within easy reach of Southampton Central Train Station. The space benefits from 4 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
Unit - Office	1,167	108.42	Available
<b>Total</b>	<b>1,167</b>	<b>108.42</b>	

## Terms

Available to let on terms to be agreed at a rental of £16,000 per annum exclusive

## Business Rates

Ratable Value £8,800

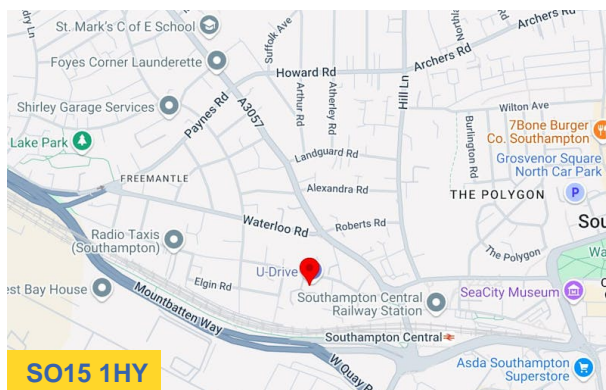
You are advised to make your own enquiries in this regard to the local authority before making a commitment to lease.

## Other Costs

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

Service Charge (£3576.72 pa) & Buildings Insurance (£545 pa) - Payable by the incoming tenant.

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



## Viewing & Further Information

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