



**12 MITCHELL WAY, SOUTHAMPTON, SO18 2XU**

**OFFICE TO LET**

5,769 TO 17,690 SQ FT (535.96 TO 1,643.45 SQ M)

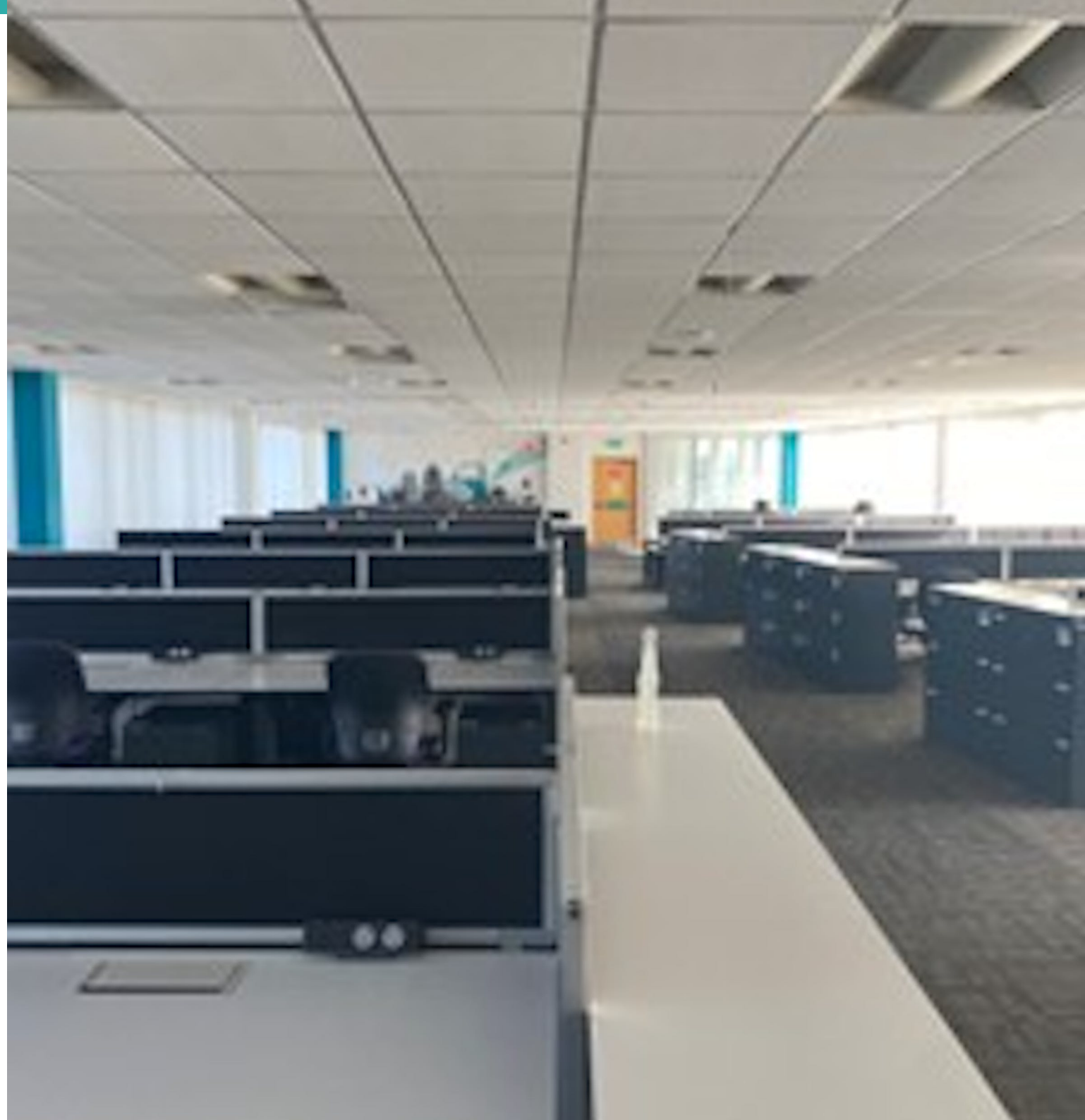


# Summary

## Prestigious Office Building - To Be Let

Available Size	5,769 to 17,690 sq ft
Rent	Rent on Application
Rateable Value	£392,500 from 1 April 2023
Service Charge	N/A
EPC Rating	Upon Enquiry

- 23 allocated car spaces
- Located next to Southampton Parkway and Southampton car park
- Prestigious stand-alone building
- Air conditioning
- Available as a whole or on a floor by floor basis



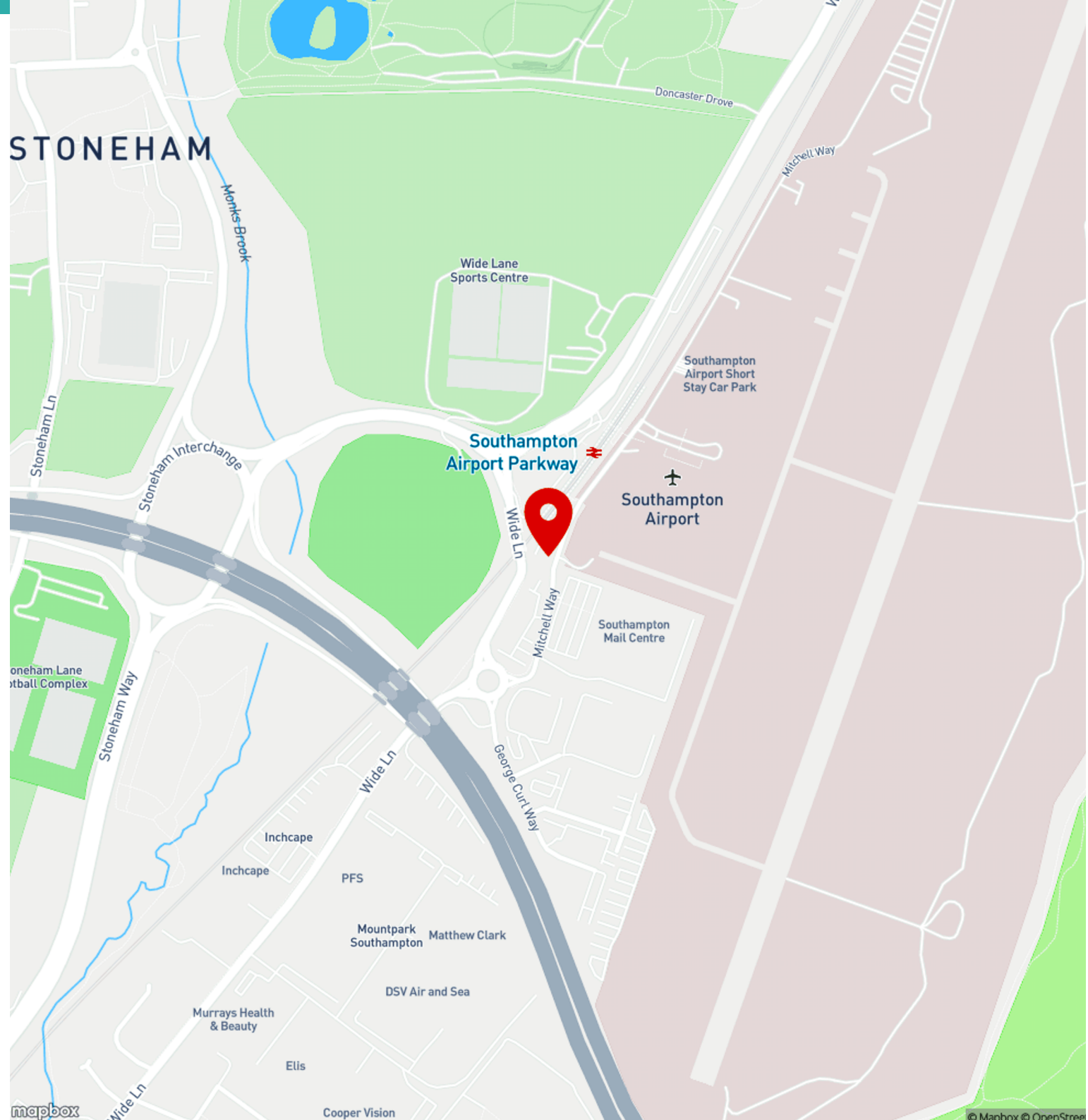


# Location



12 Mitchell Way, Eastleigh,  
Southampton, SO18 2XU

The premises are very well located just off Junction 5 of the M27 motorway, immediately adjacent to Southampton Airport and Southampton Parkway railway station. Junction 4 of the M3 motorway is a short distance away giving access to London approximately 70 miles away. Both Eastleigh Town Centre and Southampton City Centre are within a short drive.





# Further Details

## Description

Mitchell House is a prestigious office building providing high quality open plan office accommodation.

The building benefits from a ground floor reception area providing stair and lift access to the upper floors. There are male and female WCs on the landings plus a shower on the 2nd floor.

The office areas are mainly open plan with suspended ceilings, inset lighting, raised floors and air conditioning. There are 23 under-croft car spaces.

## Accommodation

The accommodation comprises the following Net Internal Area:

Name	sq ft	sq m
Ground - Reception	383	35.58
1st	5,769	535.96
2nd	5,769	535.96
3rd	5,769	535.96
<b>Total</b>	<b>17,690</b>	<b>1,643.46</b>

## Terms

A new Full Repairing and Insuring Lease is available on flexible lease terms.

## Anti-Money Laundering

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.





## Enquiries & Viewings



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