



## SF Unit 2 Viceroy House, Mountbatten Business Centre, Southampton, SO15 1HY

Rent Free Incentive Available - Subject to Contract

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	773 sq ft / 71.81 sq m
<b>Rent</b>	£7,500 per annum
<b>Service Charge</b>	Full Details Available On Request.
<b>Business Rates</b>	You may be able to qualify for small business rate relief.

### Key Points

- Allocated Parking (2 Spaces)
- Close Proximity to Train Station
- Class E (Use Class)
- Range of Uses Considered



[hi-m.co.uk](http://hi-m.co.uk)

PORTSMOUTH 023 9237 7800

SOUTHAMPTON 023 8011 9977

## Description

Second Floor Unit 2 provides soon to be refurbished office accommodation which will benefit from LED strip lighting, carpeted floors and will be redecorated throughout. The suite has access to shared toilets on the first floor. It is considered the unit would lend itself to a range of uses subject to planning (as appropriate). The suite benefits from two allocated car parking spaces. The suite measures approximately 773 sq. ft. (71.81 sq. m.)

## 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.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd	773	71.81	Available
<b>Total</b>	<b>773</b>	<b>71.81</b>	

## Terms

The property is available to let on terms to be agreed at a commencing rental of £7,500

## Business Rates

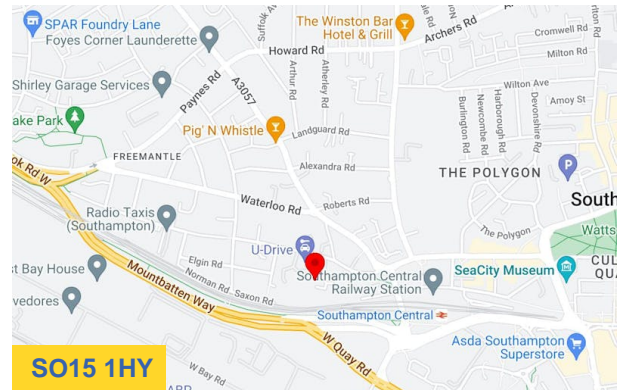
Will need to be reassessed.

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 pay their own legal costs incurred in the transaction.  
Service Charge & Building Insurance payable by the ingoing tenant - further details on request.

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



## Viewing & Further Information

**Nick Holtby (Deleted)**

023 9237 7800 | 07508 453056

nick@hi-m.co.uk

More properties like this at [www.hi-m.co.uk](http://www.hi-m.co.uk)

**023 9237 7800**



**hi-m.co.uk**

For the Lessors or Vendors of this instruction, whose Agents they are, give notice that, These particulars are set out as general guidance only to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Lessees, Purchasers or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Holloway Iliffe & Mitchell has any authority to make any representation or warranty whatsoever in relation to this property. Unless stated, all prices and rents are quoted exclusive of VAT. Generated on 14/09/2023