



**SF Unit 2 Viceroy House, Mountbatten Business Centre,  
Southampton, SO15 1HY**  
Second Floor Office Accommodation

### Summary

Tenure	To Let
Available Size	837 sq ft / 77.76 sq m
Rent	£7,500 per annum
Service Charge	£4,288.77 per sq ft
Rateable Value	£6,900
EPC Rating	C (70)

### Key Points

- Allocated Parking (2 Spaces)
- Class E (Use Class)
- Rent Free Incentives Available - STC
- Close Proximity to Train Station
- Range of Uses Considered

Regulated by



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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	837	77.76	Available
<b>Total</b>	<b>837</b>	<b>77.76</b>	

Terms

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

Business Rates

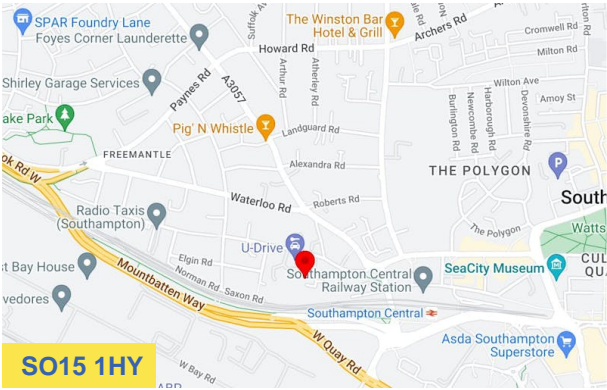
£6,900 - VOA

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 (£4,288.77 pa) & Building Insurance (£414.17 pa) payable by the ingoing tenant.

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



Viewing & Further Information

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