



## Ground Floor, Unit 7 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>	£9,500 per annum
<b>Service Charge</b>	£2,928 per annum Building Insurance - £337 per annum

### Key Points

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



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## Description

The terrace of office suites have been designed to provide flexible accommodation ideally suited to offices, studio, research and light assembly uses.

Each building has parking immediately outside together with an overflow car park at a lower level.

Unit 7 Viceroy House is a three storey office and is accessed via communal stairs. The first floor benefits from having a suspended ceiling, recessed lighting, electric heating and WC facilities.

## 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 £9,500

## Business Rates

Will need to be reassessed.

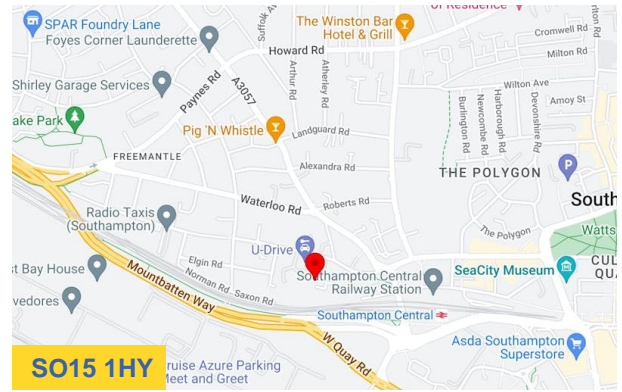
You are advised to make your own enquiries in this regard to the local authority before making a commitment to lease.

## 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

**James West**

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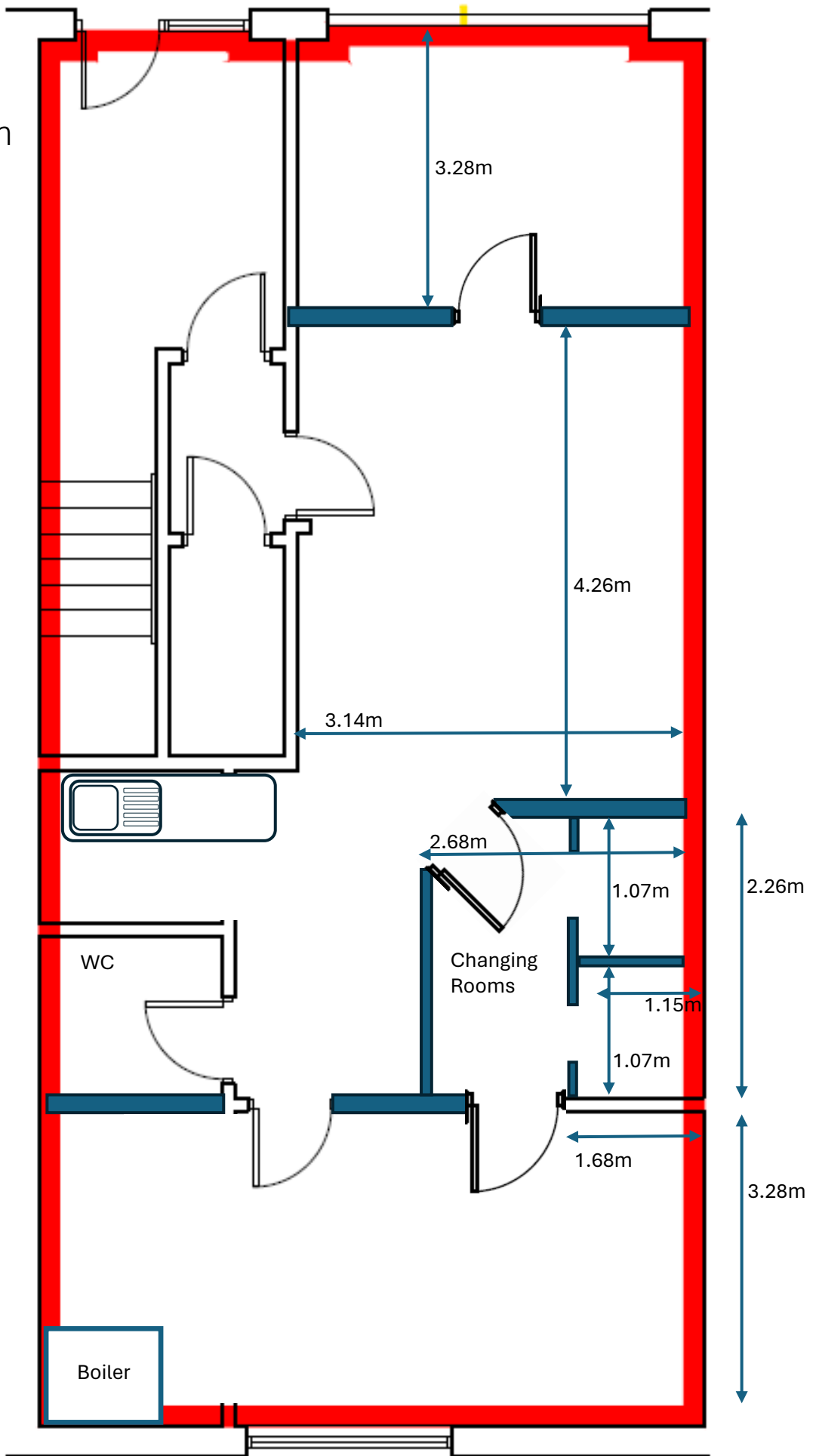
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Viceroy Hse  
Mountbatten  
Business  
Centre,  
SO15 1HY



GF Unit 7 Viceroy Hse, Mountbatten Business Centre,  
Front office



Centre office



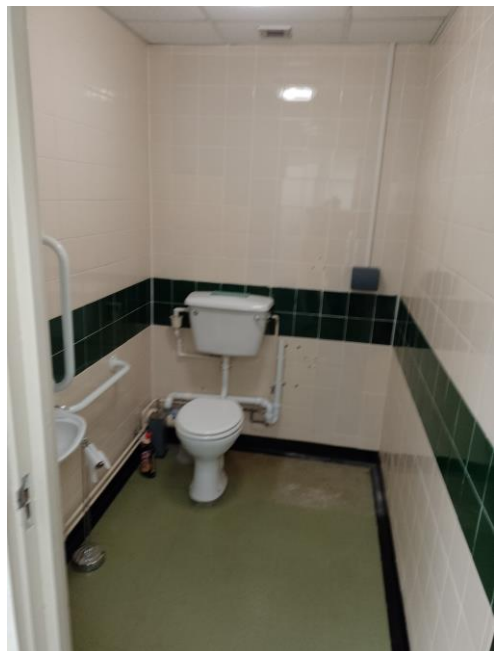
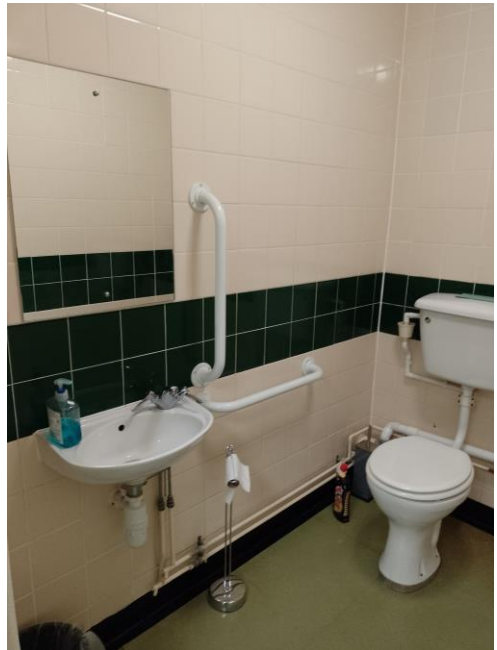
Rear office



Kitchenette



WC



# Changing rooms



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With  
changing  
rooms  
removed

