



## 2nd Floor, Unit 5 Viceroy House, Mountbatten Business Centre, Southampton, SO15 1HY

### Second Floor Office Accommodation

#### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	688 sq ft / 63.92 sq m
<b>Rent</b>	£8,500 per annum
<b>Service Charge</b>	£3,985.20 per annum
<b>Rateable Value</b>	£6,900

#### Key Points

- City Centre Location
- Flexible Terms
- On-site Café Proposed
- Allocated Parking + Additional Parking Available
- Close to Railway Station



## 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 car parking immediately outside together with an overflow car park at a lower level.

Unit 5 Viceroy House is a three storey office and is accessed via communal stairs. Each floor benefits from having a suspended ceiling, recessed lighting, gas central heating and WC facilities.

## Location

The premises are situated in a convenient position in Millbrook Road East, one mile from Southampton City Centre; with excellent road links to the M271 leading to the M27.

Southampton Central Railway Station is within easy walking distance of the premises.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Availability
2nd - Office	688	63.92	To Let	Available
<b>Total</b>	<b>688</b>	<b>63.92</b>		

## Terms

Available from £8.50 per sq.ft \*\*.

Rent is exclusive of VAT (if applicable) and all other outgoings.

Easy in, easy out flexible lease arrangements available.

\*\* Subject to a minimum lease term

## Business Rates

£6,900 - VOA

You are advised to confirm the rates payable with the local council before making a commitment.

## Other Costs

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

VAT: Unless otherwise stated VAT is applicable

Service Charge (£3985.20) & Buildings Insurance (£407.84) will be payable by the ingoing tenant



## Viewing & Further Information

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