



Heritage House, Second Avenue, Southampton SO15 0LP

**TO LET
FOR SALE**

Workshop/Showroom With Forecourt

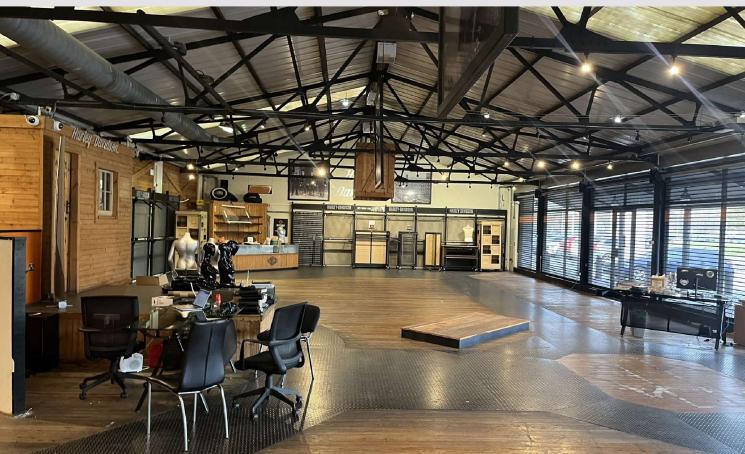
**10,109 Sq Ft
(939 Sq M)**

DESCRIPTION

Semi-detached building of steel portal frame construction with full glazed frontage under a corrugated roof with translucent light panels. Internally, the front door leads to a large sales area/showroom. To the rear is an additional workshop. The rear and east flank sections are two storeys. There are offices and male and female WC facilities at ground and first floor level.

Along the front of the building is a small canopy providing shelter and there is a forecourt in front of this with sufficient parking.

- Highly Visible Showroom
- Glazed Frontage
- Forecourt Parking
- Male & Female WCs
- Direct Access To The A33



LOCATION

The subject unit is in Millbrook, in a prime position. The site is suitably located for a variety of uses as it is well connected to the road network. First Avenue connects with the A33 Redbridge Road, which leads to the M271. This serves regional destinations and connects the site with the wider motorway network.

ACCOMMODATION

| Gross Internal Areas | sq ft | sq m |
|-----------------------------|---------------|------------|
| Ground Showroom | 4,516 | 420 |
| Ground Workshop & Ancillary | 2,011 | 187 |
| Ground Cupboard Store | 529 | 49 |
| First Floor Offices | 796 | 74 |
| First Floor Stores | 2,257 | 210 |
| Total | 10,109 | 939 |

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

A Long Leasehold for 99 years with effect from 1st January 1954. Alternatively available on a new Full Repairing and Insuring Lease. Price and rent on application.

EPC

The Energy Performance Asset Rating is TBC.

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Regulated by RICS 10-Mar-2025

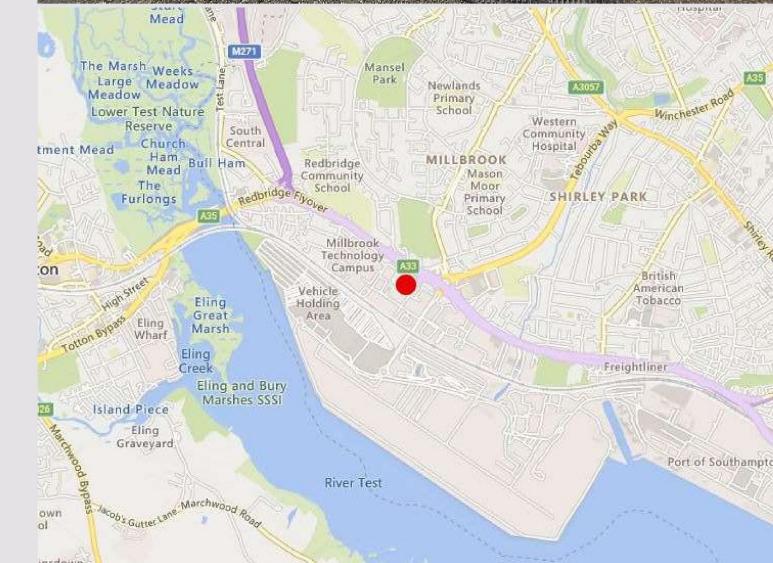
VIEWING & FURTHER INFORMATION

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