

For Sale / To Let

- Close to Southampton Central Train Station and M271 motorway
- Eligible For 100% Small Business Rates Relief
- Parking on Site
- Air Conditioning
- Rent Incentives Available



Modern Small Business Unit

780 sq ft (72.46 sq m)

Unit 19, Freemantle Business Centre, Millbrook Road East, Southampton, Hampshire, SO15 1JR

Description

This property comprises a modern two storey semi detached business unit that is soon to be redecorated.

The unit benefits from perimeter trunking, category 2 lighting, air conditioning and a security alarm. Rent incentives are available. The redecoration will include a new carpet and white painted walls. There is a kitchenette and a disabled WC facility.

There is one car parking space and access to visitor parking.

Accommodation

Floor	Area (sq ft)	Area (sq m)
Ground floor	355	32.98
First floor	425	39.48
Total	780	72.46

Energy Performance Certificate

EPC rating D 93. A copy of the EPC is available on request.



Terms

The premises are available on a new full repairing and insuring lease at an initial rent of £9,800 per annum exclusive.

Offers are invited in excess of £137,000 for the freehold.

Service Charge

There is a service charge payable in respect of this property. Further information is available on request.

Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £6200. We recommend that prospective tenants verify this with the Valuation Office.

VAT

We are advised that VAT will be payable.



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Location

Freemantle Business Centre is a development of small business units conveniently located on Millbrook Road East approximately 1 mile west of Southampton City Centre and 0.5 miles from Southampton central railway station. The main A3024 Mountbatten Way provides direct access to the M271.

For all enquiries:

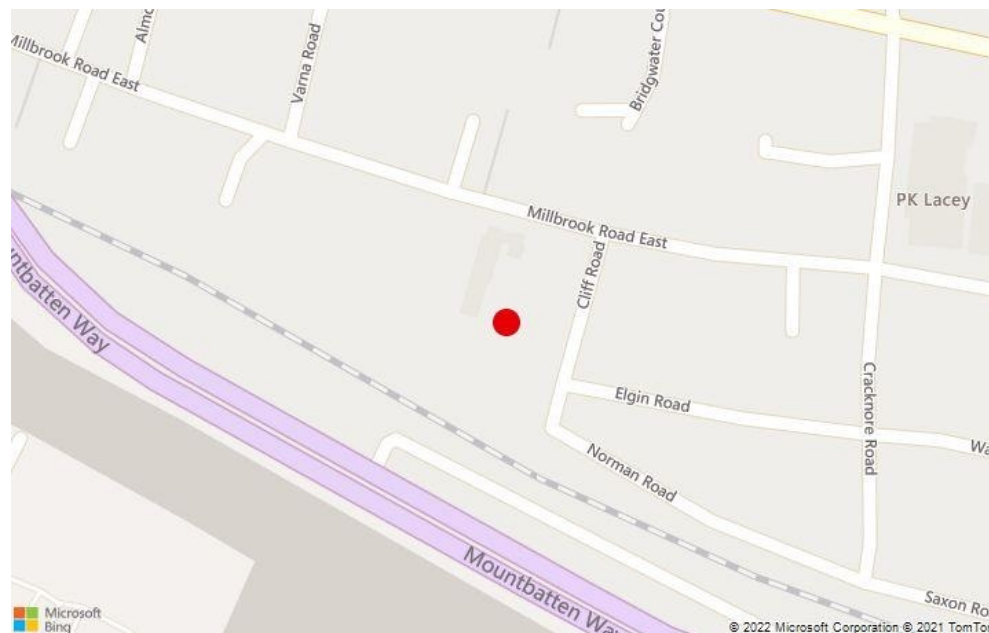
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Map



Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors. Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transactions. The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100064761

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