

TO LET

STORAGE SPACE

FROM 500 SQ FT (46.4 SQ M)

ALL INCLUSIVE RENTS



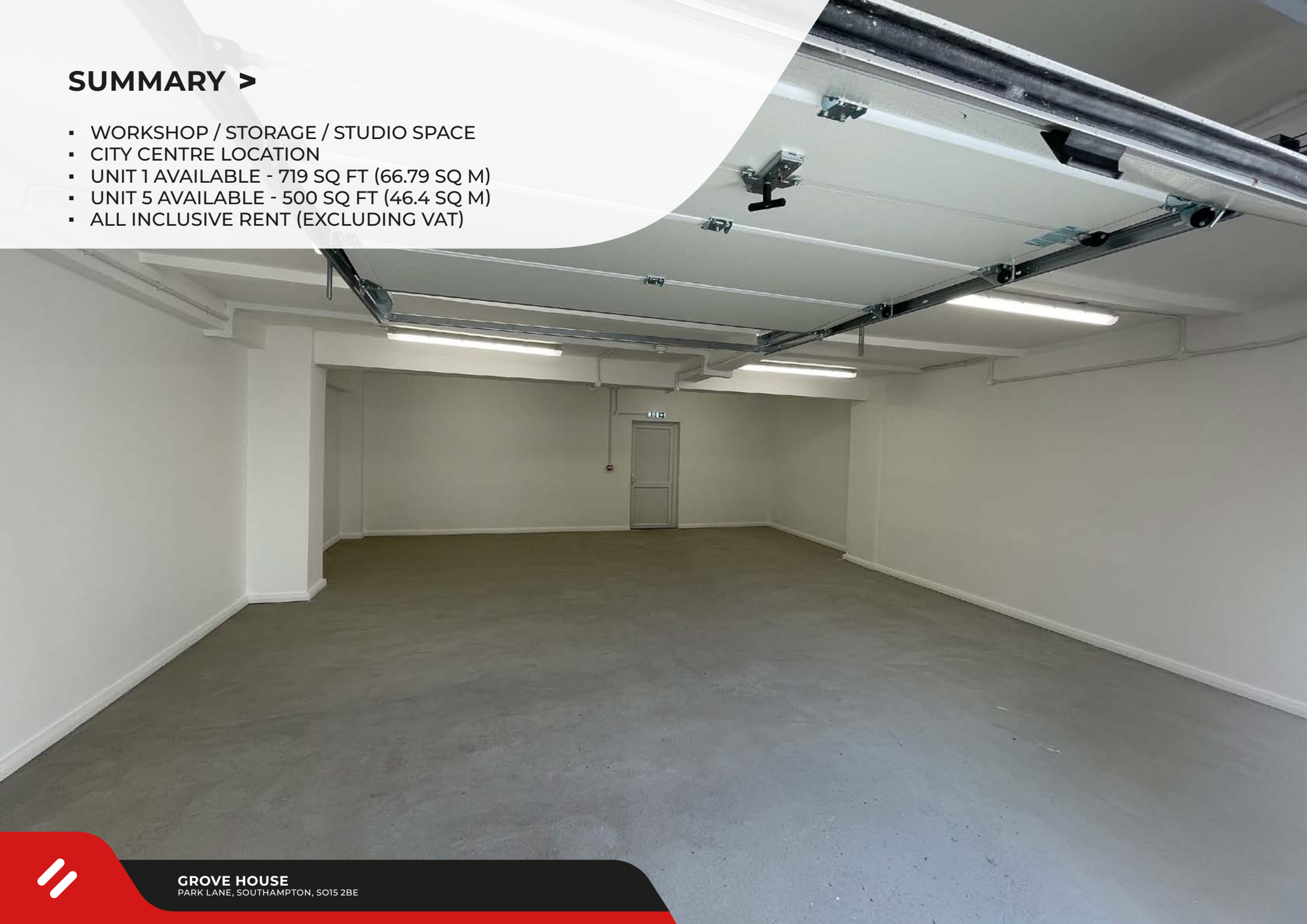
HAMPSHIRE COMMERCIAL

goadsby

GROVE HOUSE
PARK LANE, SOUTHAMPTON, SO15 2BE

SUMMARY >

- WORKSHOP / STORAGE / STUDIO SPACE
- CITY CENTRE LOCATION
- UNIT 1 AVAILABLE - 719 SQ FT (66.79 SQ M)
- UNIT 5 AVAILABLE - 500 SQ FT (46.4 SQ M)
- ALL INCLUSIVE RENT (EXCLUDING VAT)



Location

The units are located on Park Lane in Southampton City Centre and in close proximity to Bedford Place and Southampton Central Station. Bedford Place and the surrounding area offers café's, restaurants, bars and shops. Park Lane is accessed from the Southampton Ring Road (A3024 Cumberland Place) and the closest junctions to the M27 and M3 motorway network can be found to the West and North respectively.

Description

Each unit has LED lighting, single phase electric and a roller shutter door (door height 2.03m width 2.17m). Unit 5 has a WC. There is access for loading at the front of the properties.

- * Prohibited uses: Motor Trade and Heavy Industrial
- * There is no mains supply water connected to unit 1
- * Floor to ceiling height 2.3m

Accommodation

	sq m	sq ft
Unit 1	66.79	719
Unit 2	LET	
Unit 4	LET	
Unit 5	46.4	500
Total gross internal area approx.	66.79	719

Lease

The premises are available by way of a 12-month licence.

Rent

Unit 1:	£11,504 per annum inclusive
Unit 2:	LET
Unit 4:	LET
Unit 5:	£8,750 per annum inclusive

*rent excludes VAT.

EPC Rating

B - 48

Rateable Value

To be re-assessed.



Legal Costs

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

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



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Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

[goadsby.com](https://www.goadsby.com)

