

# To Let

- Prominent Location
- Close Proximity to Docks
- Gated Secure Yard
- Excellent Car Parking



  
**Keygrove**  
www.keygrove.com  
**023 8063 5333**

Offices, Yard and Workshop  
9,209 sq ft (855.53 sq m)

Yard, Warehouse and Office, Surety House, Old Redbridge Road,  
Southampton, Hampshire, SO15 0NE



Yard Warehouse And Office, Surety House, Old Redbridge Road,  
Southampton, Hampshire, SO15 0NE

## Description

The property comprises an office and warehouse space with 7,400 sq ft yard. The office is modern, benefitting from air conditioning, meeting room space and perimeter trunking. Other office space may be available in this property.

The workshop/ storage space can be entered via the gated secure storage yard using manual shutter doors or through the office, it has LED lighting and 3 phase power. The secure storage yard to the rear of the property is well lit.

There are WC facilities and the large yard allows for excellent car parking.

## Accommodation

Floor	Area (sq ft)	Area (sq m)
Ground Floor Office	555	51.56
Workshop/Storage Unit	1,254	116.5
Secure Yard	7,400	687.47
<b>Total</b>	<b>9,209</b>	<b>855.53</b>

## Energy Performance Certificate

EPC to be provided.



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### Terms

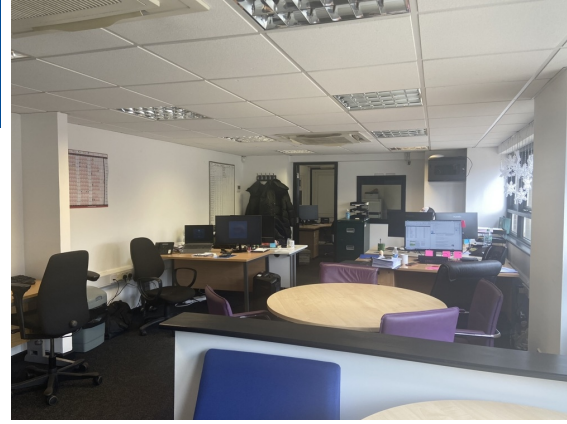
The premises are available on a new full repairing and insuring lease for £31,500 per annum exclusive.

### Rates

We recommend that prospective tenants or purchasers verify the rateable value with the Valuation Office.

### VAT

We are advised that VAT will be payable.





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## Location

Surety House is located in a prominent position along the A35 Redbridge Road at the slip road to the M271 providing excellent communication links to the south coast M27 and M3 motorways. It is in close proximity to Southampton city centre, 3.9 miles (6.2 km) to the east, Southampton Central Station, 3.3 miles (5.2 km) to the east with mainline services to London Waterloo and Southampton International Airport 8.7 miles (14 km) to the north east. Southampton Dock Gate 20 is 0.8 miles (1.3km) to the east.

*For all enquiries:*

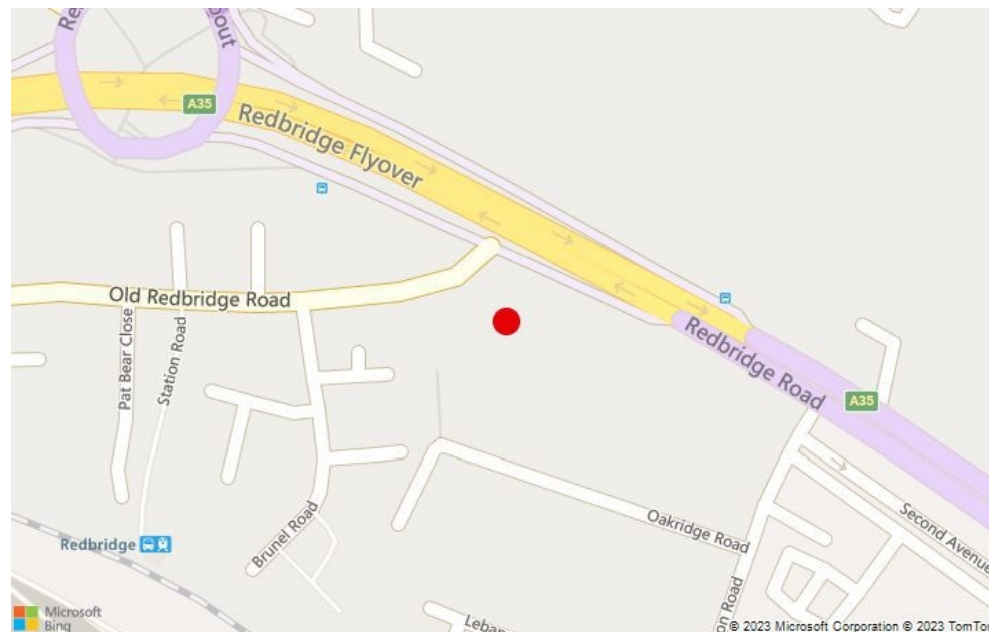
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## Map



## 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](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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