



HELLIER
LANGSTON
Commercial Property Consultants

TO LET

Modern office suite with car parking

First and second floors, Unit 11 Freemantle Business Centre, 152 Millbrook Road East, Freemantle, Southampton SO15 1JR



KEY FEATURES

- 995 sq ft (92.43 sq m)
- Central heating
- 4 Dedicated car parking spaces
- Central location
- Double glazed
- Road frontage

Call us on: **02382 022 111**
Visit: **www.hlp.co.uk**

Hellier Langston
Enterprise House, Ocean Village
Southampton SO14 3XB

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Description

The premises comprise the first and second floors of a purpose built, 3 storey, office with a pitched tile roof and brickwork elevations. Externally, the premises benefit from 4 x dedicated car parking spaces, with access to further visitor's spaces.

Internally the premises are open plan with part painted plaster ceilings and part suspended ceilings with painted plaster walls, solid carpeted floors and gas central heating.

Accommodation

The premises have been measured to Net Internal Area as follows:

Floor/ Use	Sq m	Sq Ft
First floor offices	64.94	699
Second floor offices	27.49	296
Total	92.43	995

Business Rates

Offices and premises with a 2023 Rateable Value of £10,750. Qualifying business will therefore benefit from 100% Small Business Rates Relief.



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EPC

D-76

Service Charge

A service charge will be levied to contribute towards the maintenance and landscaping of the estate and utilities etc.

Legal Costs

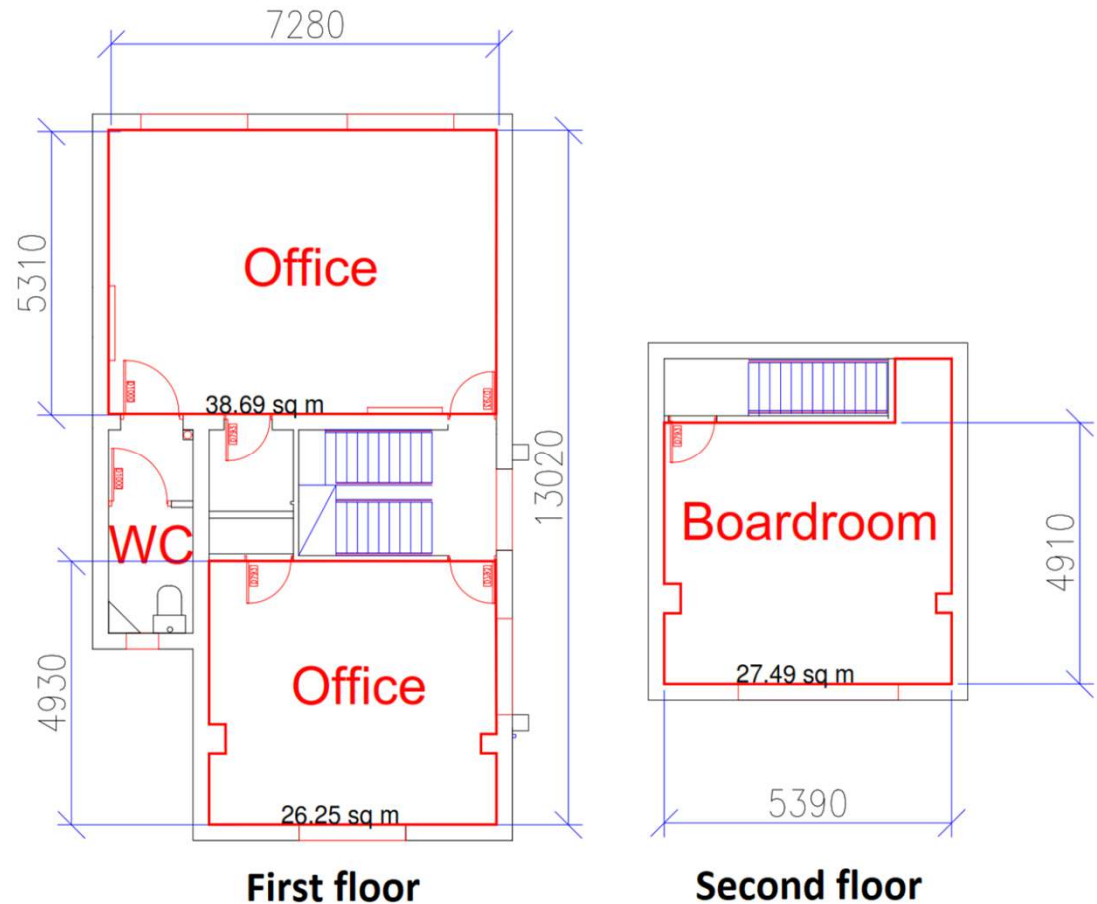
Each party to be responsible for their own legal costs incurred in the transaction.

Terms

The premises are available to let on a new Internal Repairing and Insuring lease for a term to be agreed.

Price/ Rent

£12,000 per annum exclusive.



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VAT

We understand that the premises have been elected for VAT.

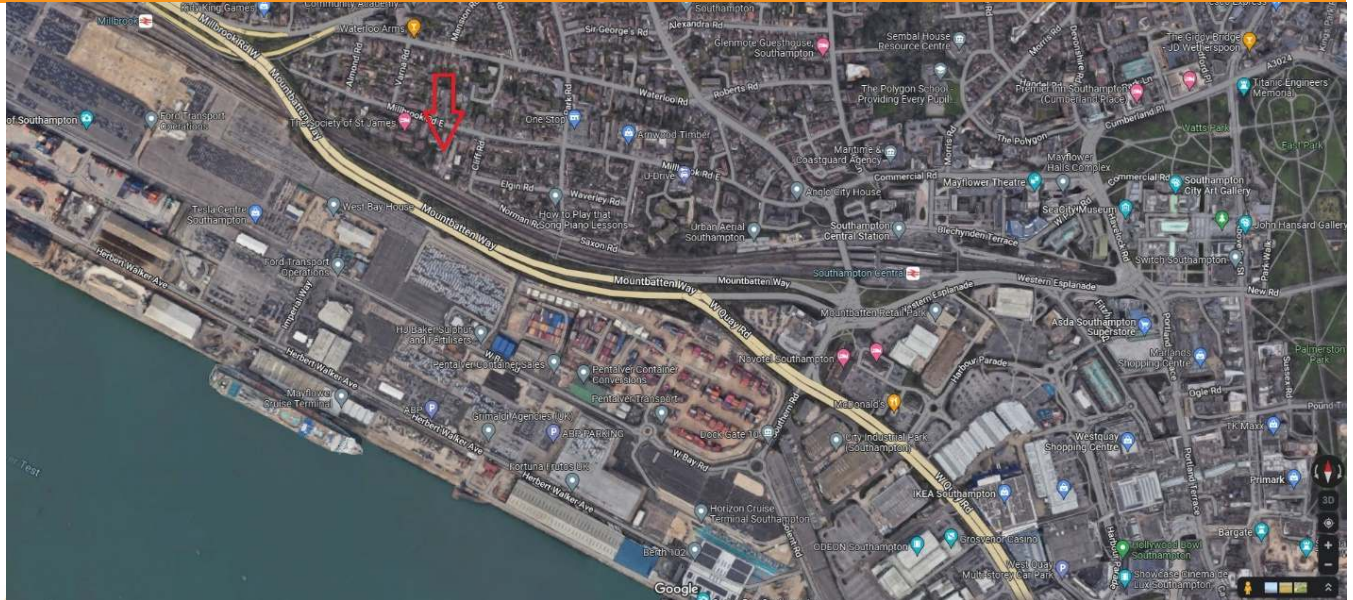
Location

The property is located on the southern side of Millbrook Road East, approximately ½ mile west of Southampton Central Railway Station.

Junction 14 of the M3 is approximately 4 miles to the north via Hill Lane, Winchester Road and Bassett Avenue. The southern end of the M271 is approximately 2.3 miles to the west via Millbrook Road West.

Viewing

Strictly by appointment with the sole agents:



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