

CITYWEST

FOR SALE OR TO LET

MILLBROOK ROAD EAST, SOUTHAMPTON

12 NEW BUSINESS/OFFICE UNITS WITH PARKING FROM 1,170 SQ FT

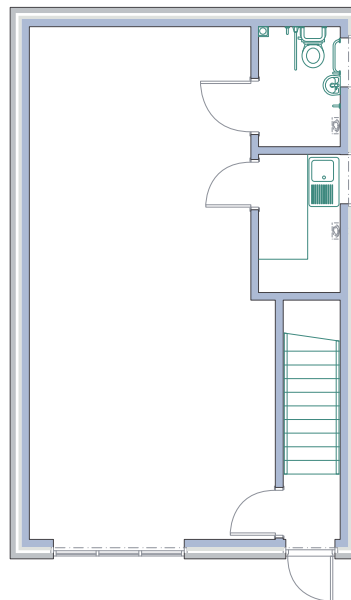


Location

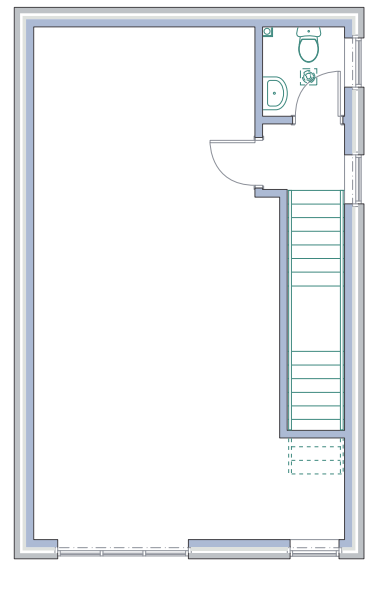
This new development is in a superb business location, about 0.25 miles from Southampton railway station and with good access to the M27 via Millbrook Road East. Major nearby office occupiers include Southampton City Council, HSBC, The Marine Directorate and many others.

Description

The development is accessed off Millbrook Road East. All the units are two storied with brick elevations and pitched tiled roofs. Units 1 to 4 are finished as highly specified offices throughout. Units 5 to 12 are office finish to the first floor and with the ground floor arranged as flexible space suitable for industrial, storage, research and development use.



Typical Ground Floor Plan



Typical First Floor Plan

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MILLBROOK ROAD EAST, SOUTHAMPTON, SO15 1HN



Accommodation

Units 1 to 12 provide

Ground Floor 585 sq ft

First Floor 585 sq ft

Total area 1,170 sq ft

Car parking spaces 2

All areas are gross internal.

Features

- Air Conditioning/heating to both floors to comply with latest government guidelines for CO₂ emissions
- Units 1 -4 fully office finished throughout
- Perimeter trunking to office areas for distribution of services
- Suspended ceilings with recessed low glare lighting
- Provision for tenant to comply with all DDA requirements
- Carpets to office areas
- Kitchen in each unit to include sink, fridge and hob
- 2 WC's in each unit (including 1 disabled)
- Use of 2 car spaces for each unit
- 3 phase electricity available
- Loading doors for units 5-12



Planning

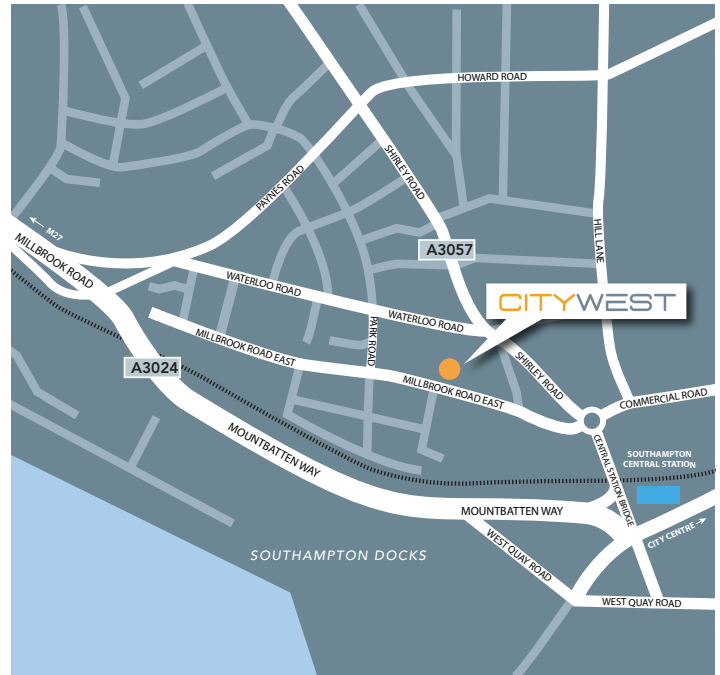
A copy of the conditional planning consent is available for inspection at the agents offices.

Amongst other conditions units 1 - 4 (inclusive) have consent for offices within Class B1 (A), units 5 - 12 (inclusive) have consent for use within Class B1 (B) and (C) with ancillary offices.

Permitted hours of work are 6.30 am until 6 pm (Monday to Friday) and 6.30 am - 1 pm (Saturday).

Lease

Available on new flexible leases to be excluded from protection under the Landlord and Tenant Act 1954. A service charge is payable for maintaining and managing the exterior of the property and external common parts.



Legal Costs

Each party to be responsible for their own.



Contact



Misrepresentation Act 1967

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