



HOLLOWAY
ILIFFE &
MITCHELL

Modern offices close to Southampton city centre

*Most competitive office
rents in the city

Mountbatten Business Park,
Millbrook Road East,
Southampton SO15 1HZ

710 - 2,393 SQ FT
SUITES

TO LET



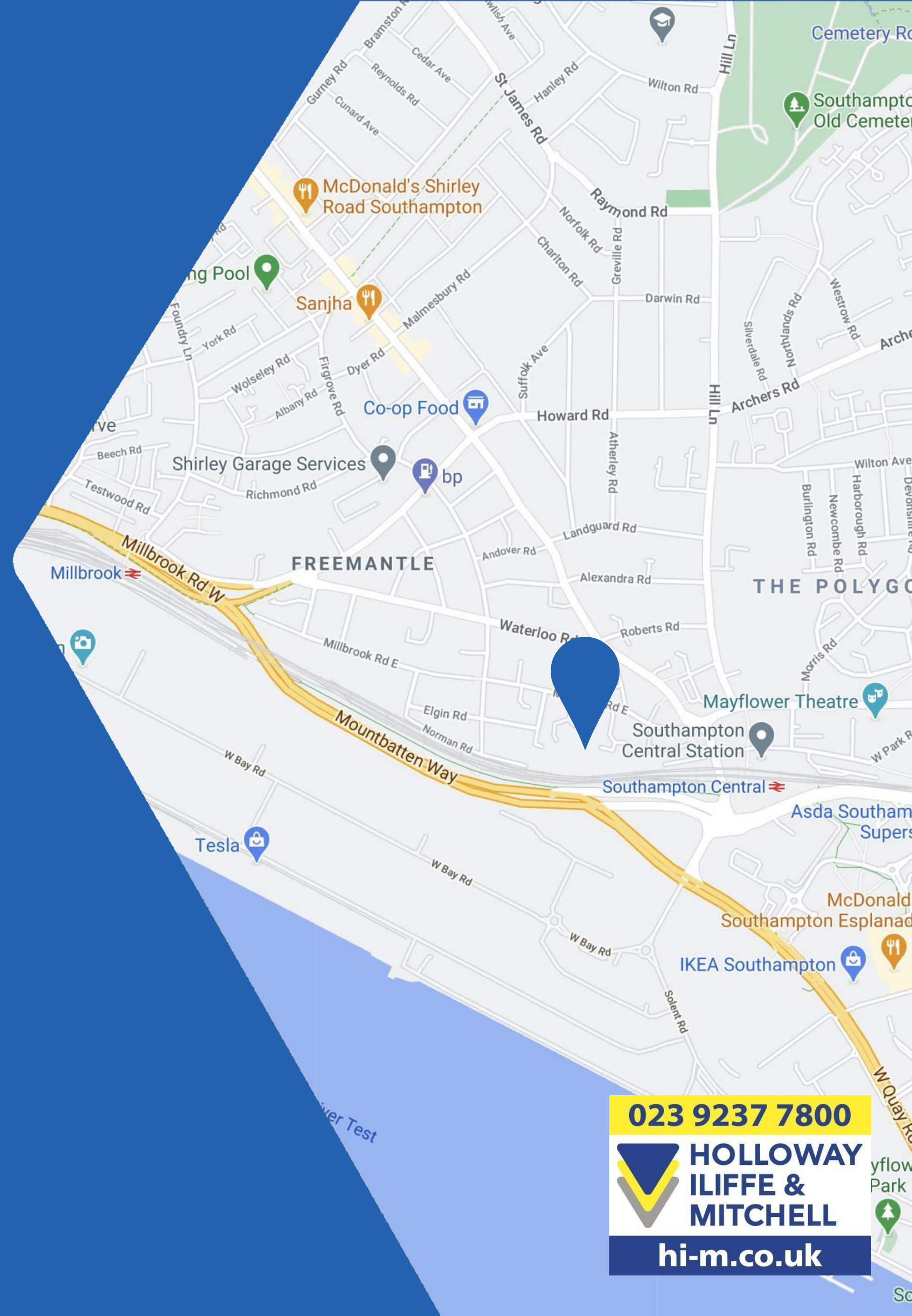
Location

Mountbatten Business Park is situated in a convenient position in Millbrook Road East, one mile from Southampton City Centre. The park benefits from excellent transport communications with easy access to the M271, leading to the M27 and the wider motorway network and Southampton Central railway station, situated 0.3 miles away by foot, providing a direct service to London Waterloo, in approximately 1 hour and 20 minutes.

Southampton Airport is a short journey from the park and provides national and international flights to 27 destinations.

The Park

Mountbatten Business Park provides terraced office suites which have been designed to provide flexible accommodation ideally suited to office, studio, research and light assembly uses. Each building has car parking immediately outside together with an overflow car park to the rear of the business park.



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First Floor Unit 2 Mountbatten Business Centre

773 sq. ft. (71.81 sq. m.)

First Floor Unit 2 provides soon to be refurbished first floor office accommodation which will benefit from LED strip lighting, carpeted floors and will be redecorated throughout. The suite has access to shared toilets on the first floor. It is considered the unit would lend itself to a range of uses subject to planning (as appropriate). The suite benefits from two allocated car parking spaces. The suite measures approximately 773 sq. ft. (71.81 sq. m.)



Year 1 – Half Rent *subject to minimum 3 year lease

Terms

The accommodation is available to let on terms to be agreed at a commencing rental of £7,500 per annum exclusive.

Business Rates

Rateable Value: £8,600. (source: voa.gov.uk) You may be able to qualify for 100% rate relief if the ratepayer occupies a single property. You are advised to confirm the rates payable with the local council before making a commitment.

Other Costs

A service charge is payable to cover costs such as maintenance and repair of common parts, landscaping and management fees. Additionally, building insurance is also payable.

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Viewings

Strictly by appointment with joint agents Holloway Iliffe & Mitchell 023 9237 7800 and Flude 023 9262 9000.

Contact



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Scan for
Park Video



Each party to be responsible for their own legal costs incurred in the transaction. Unless stated, all prices and rents are quoted exclusive of VAT.

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