



Primmer Olds B·A·S

TO LET

Business unit

UNIT 5 MILLBANK BUSINESS CENTRE, 1 WILLIAM STREET, SOUTHAMPTON SO14 5QH



KEY FEATURES

- Total GIA 211.15 sq m (2,273 sq ft)
- 8 parking spaces
- Located within an established industrial area
- Two electric roller shutter doors and 3 phase electrics
- Prominent position
- Easy access to M27

Call us on 023 8022 2292 | www.primmeroldsbas.co.uk

Primmer Olds B·A·S
61 Cromwell Road, Southampton, Hampshire SO15 2JE
Enquiries: Call us on 023 8022 2292

UNIT 5 MILLHOUSE BUSINESS CENTRE

DESCRIPTION

Millbank Business Centre is located in an established industrial area of Southampton, approximately 1.5 miles north east of the city centre. The M27 is easily accessed via A3024 and A33.

The subject property is a brick built end of terrace business unit with clad front and side elevations. The unit features two electric roller shutter doors at the front (4.2m x 2.54m) and side (3.02m x 2.48m) and 100 amp 3 phase electrics. The floor to ceiling height at ground floor is 2.86 m. The first floor comprises suspended ceiling with Inset Cat II lighting, a WC and a kitchen.

There are 8 allocated parking spaces, 3 at the front and 5 at the side.

ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Ground floor	1,144	106.26
First floor	1,129	104.89
Total Gross Internal Area	2,273	211.15

Measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice, 6th Edition.'

PLANNING

All parties are advised to make their own enquiries of the local authority for confirmation.

RATES

Rateable Value £13,750*

Source - voa.gov.uk

The 2020/2021 standard multiplier is 0.499 (49.9p payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation.

* If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable. We advise all parties speak to the local authority in the first instance for confirmation.

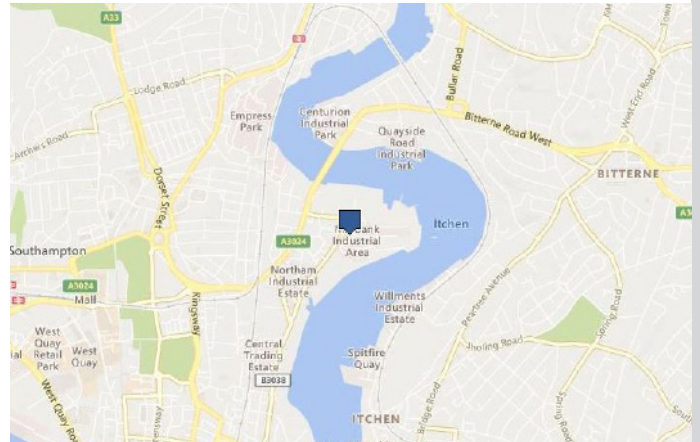
EPC

Asset Rating Awaited

TERMS

Available by way of a new Full Repairing and Insuring lease for a term to be agreed at an initial rent of **£19,320 per annum exclusive** of rates, VAT (if applicable) and all other outgoings.

Note: We have been advised VAT is payable on the rent.



VIEWING & FURTHER INFORMATION: CALL 023 8022 2292



Hannah Bennett
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Patrick Mattison
Director
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Property Misdescriptions Act 1991 – Services & Planning. We have not tested any of the service installations including heating and lighting. Prospective purchasers or tenants should satisfy themselves independently that appropriate connections exist and as to the state and condition of such items. Any plans included in these particulars are provided only to indicate the general location of the property. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Misrepresentation Act 1967 – Whilst all the information in these particulars is believed to be correct neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. No representative of Primmer Olds B.A.S has any authority to make or give any representation or warranty whatsoever in relation to this property. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.

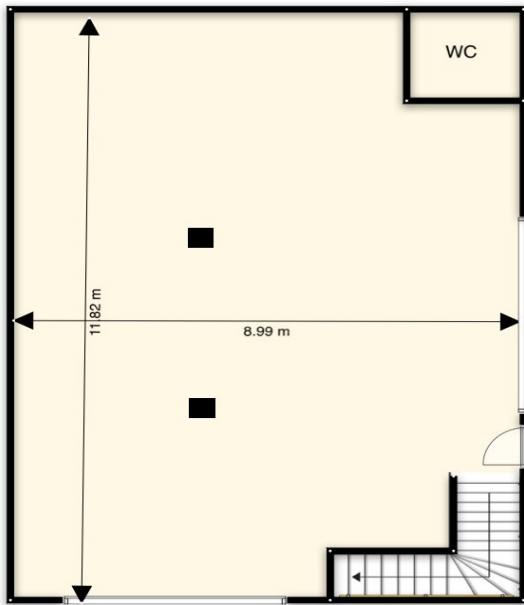
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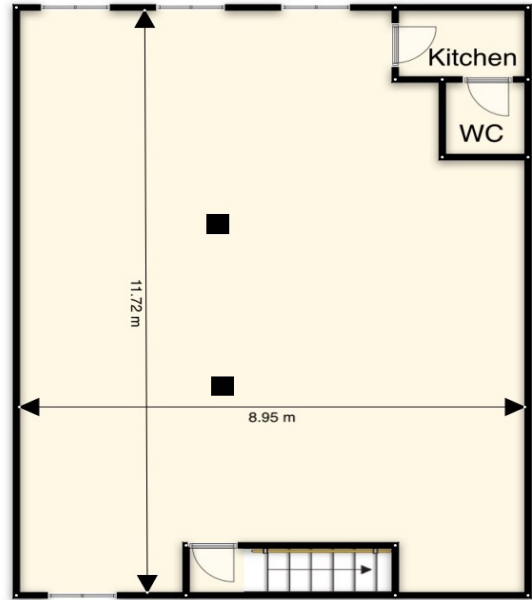
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FLOOR PLAN

Ground floor



First floor



For identification purposes only, not to scale and not to be relied upon.



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