



Hillfield House, 3 Bassett Avenue
Southampton, Hampshire SO16 7DP

TO LET | 147.34 sq. m. (1,586 sq. ft.)



HELLIER
LANGSTON



Summary

 147.34 sq. m. (1,586 sq. ft.)

 Popular office park

 Excellent on site parking (scope for additional spaces)

 Close proximity to M3 & M27

 New lease

Description

Hillfield House is a single storey detached office building comprising two large open plan areas, meeting room, private office, kitchen / break-out area. The property was refurbished approximately 3 years ago. There are 7 allocated parking spaces, with scope for 2 additional spaces subject to negotiation and separate agreement. The site has extensive CCTV, the cost of which is incorporated within the estate charge.

Terms

Available by way of a new FRI lease from 01 March 2026 at an initial rent of £30,150 per annum exclusive.

Utilities

Gas: Single supply to site. The subject property is sub-metered. Landlord demand based on readings.

Electricity: Single supply to site. The subject property is sub-metered. Landlord demand based on readings.

Internet: Access to Dedicated Fibre Line to site (100Mbps upload / 100 Mbps download). Cost to tenant approx. £75 pcm.

Planning

Understood to benefit from B1(a) office consent. Interested parties are advised to make their own enquiries.

Rateable Value

Office and Premises £15,250

Source: www.tax.service.gov.uk/business-rates-find/search

Accommodation

Unit	Sq. m	Sq. ft
Ground Floor	147.34	1,586

Estate Charge

An estate charge is levied for communal costs. Approximately £825 per quarter. Subject to annual revision.

EPC Rating

Rating -C66

Location

The property is located off Bassett Avenue in close proximity to the crossroads with The Avenue and Burgess Road. The site, which comprises a total of 4 detached office buildings, has excellent access to the motorway network. Bassett Avenue leads directly on to the A27 which leads to the M3 (1 mile to the north) and M27 (2 miles to the east). Southampton city centre is approximately 2.5 miles to the south.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax.

Viewing

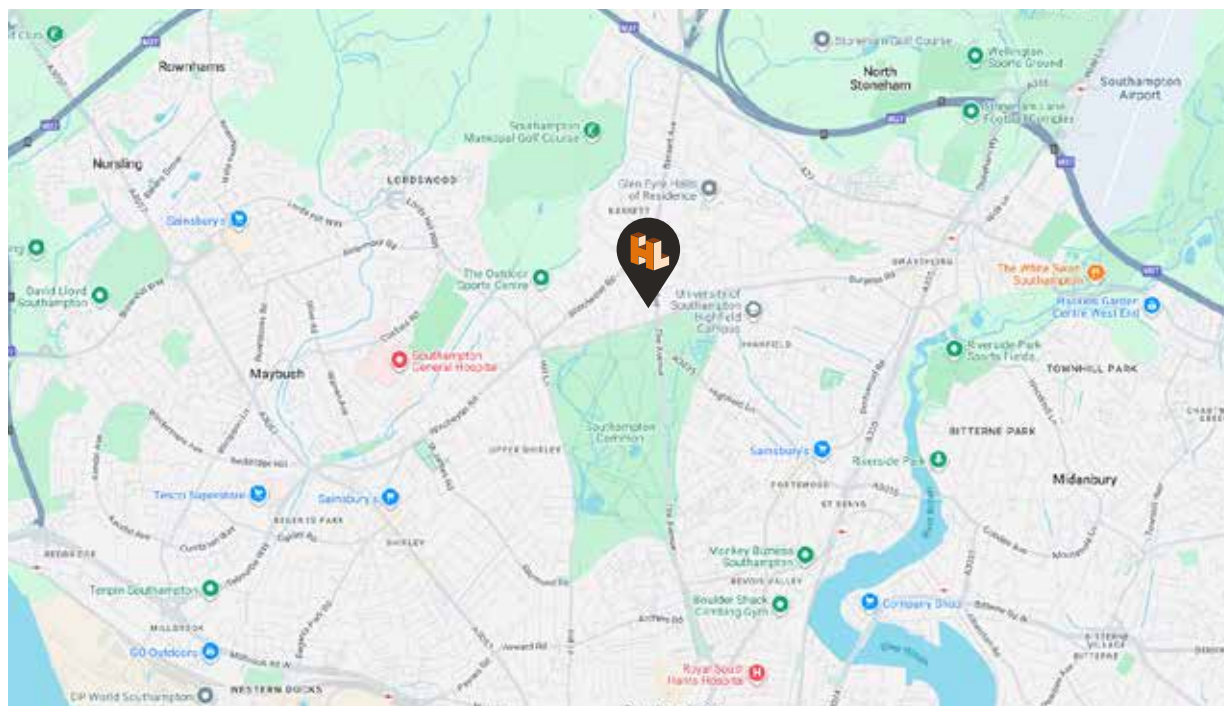
Strictly by appointment with the sole agents Hellier Langston.

Code of Leasing Business Premises

In England and Wales the Code for Leasing Business Premises, 1st edition, strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.

Anti-Money Laundering

In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.



Schedule an appointment

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