

TO LET

CLASS E COMMERCIAL UNIT

3,145 SQ FT // 289 SQ M

GROUND FLOOR 1,750 SQ FT/159 SQ M

PLUS FULL HEIGHT BASEMENT 1,395 SQ FT /130 SQ M

runswick Ap

HN55 WZC

HAMPSHIRE COMMERCIAL

goadsby

UNIT 1 BRUNSWICK APARTMENTS

BRUNSWICK PLACE, SOUTHAMPTON, HAMPSHIRE SO15 2TP

SUMMARY >

- NEW LEASE AVAILABLE
- PROMINENT CITY CENTRE POSITION FRONTING BUSY DUAL CARRIAGEWAY
- ONE PARKING SPACE
- SUITABLE FOR A VARIETY OF USES (SUBJECT TO PLANNING)

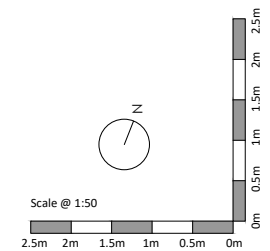
RENT: £29,500 PER ANNUM EXCLUSIVE



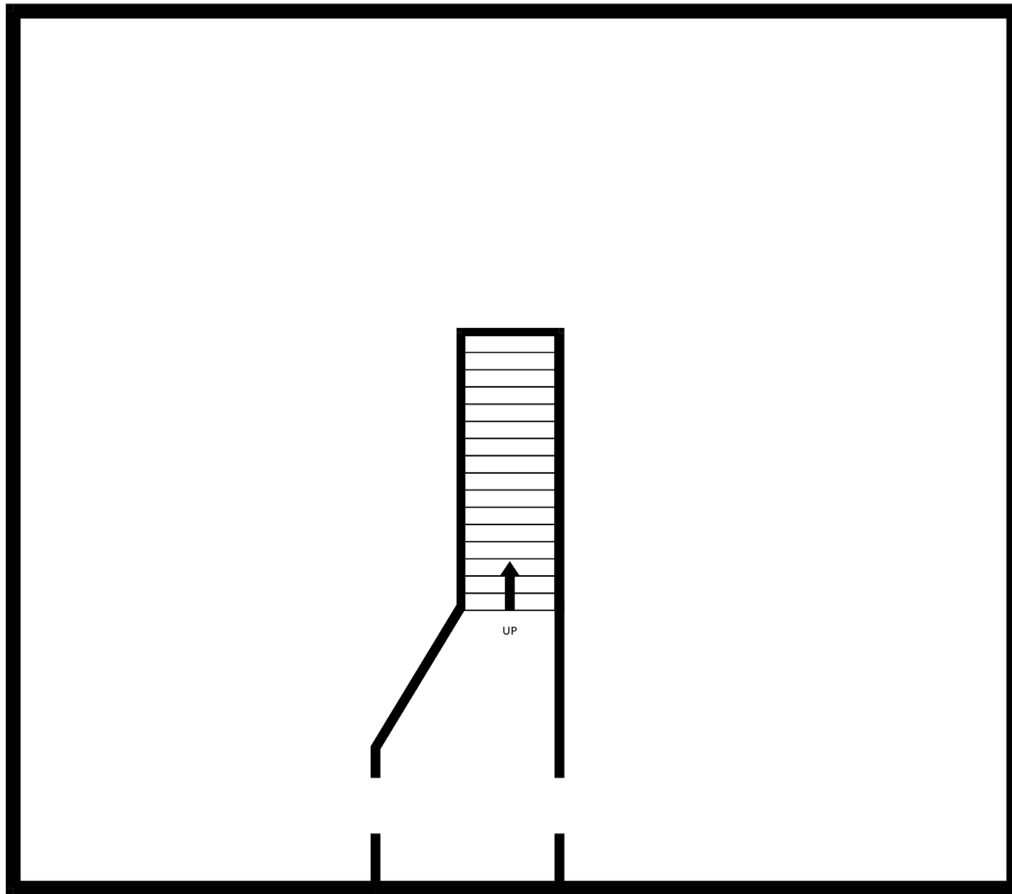


Internal walls are removable,
subject to investigation by any
interested parties

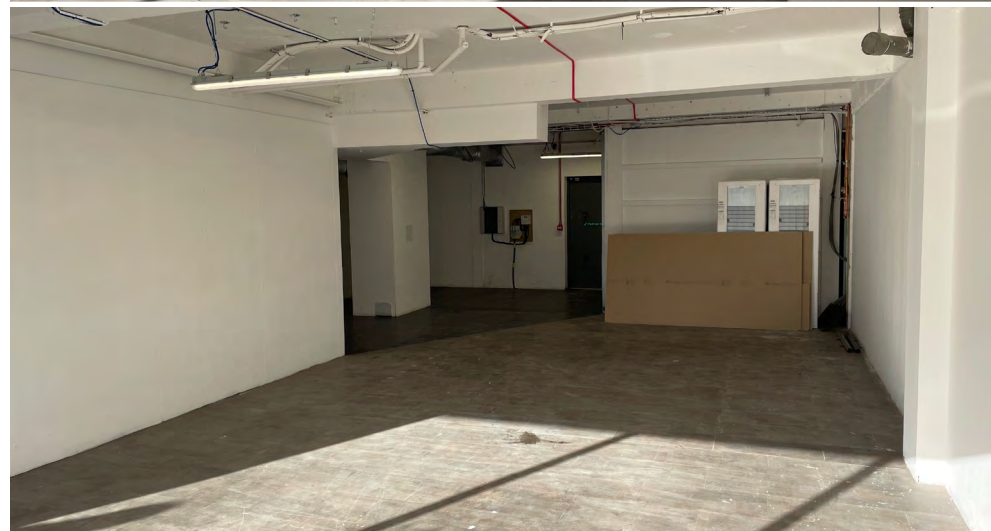
○ Proposed Ground Floor GA Plan
Scale: 1:50 @ A0



Basement



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location

The property is situated in a prominent position fronting the A3024, Brunswick Place and overlooking East Park. Forming part of the City Centre Ring Road there a high level of passing traffic on the A3024 dual carriageway. Public parking is available in the nearby Kings Park Road facility as well as on road parking immediately to the front of the unit and electric car charging points can also be found here.

London Road is just around the corner providing retail and restaurant facilities including Tesco Express, Venture Photography, Starbucks, Rymans and Subway, Southampton City Centre's main retail area and amenities including West Quay Shopping centre are within walking distance via Above Bar Street. Southampton Central Railway Station is just over half a mile away via Commercial Road.

Description

This commercial unit forms part of the Brunswick Apartments development, which houses 173 Student Apartments and facilities. Unit 1 has recently been created after redevelopment and will be available in shell condition for fit out and benefits from 2 WCs, rear access and a full height basement. One parking space in the car park behind will be allocated to the unit.

Accommodation

Gross internal Areas (approx.)

Ground Floor	1,750 sq ft	(159 sq m)
Plus full height Basement	1,395 sq ft	(130 sq m)

Total	3,145 sq ft	(289 sq m)
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Rateable Value

To be confirmed

Lease

The premises are available on a new effectively FRI lease for a term to be agreed.

Rent

£29,500 pa exclusive of rent, service charge, utilities and VAT.

EPC

To be confirmed on completion of works.

Legal Costs

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

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



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Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

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