



11 Freemantle Business Centre

150 Millbrook Road East, Southampton SO15 1JR

FOR SALE

1,693 sq ft (157.24 sq m)



**HELLIER
LANGSTON**

www.hlp.co.uk

02382 022111 southampton@hlp.co.uk

Part income producing offices with good car parking

Description

The premises comprise a purpose built, 3 storey, office with a pitched tile roof and brickwork elevations. Externally, the premises benefit from 6 x dedicated car parking spaces (8 if double parked), with access to further visitor's spaces.

Internally the premises are open plan with part painted plaster ceilings and part suspended ceilings with painted plaster walls, solid carpeted floors and gas central heating.

Specification

- 8 Car parking spaces
- Double glazed
- Central Heating
- Self-contained

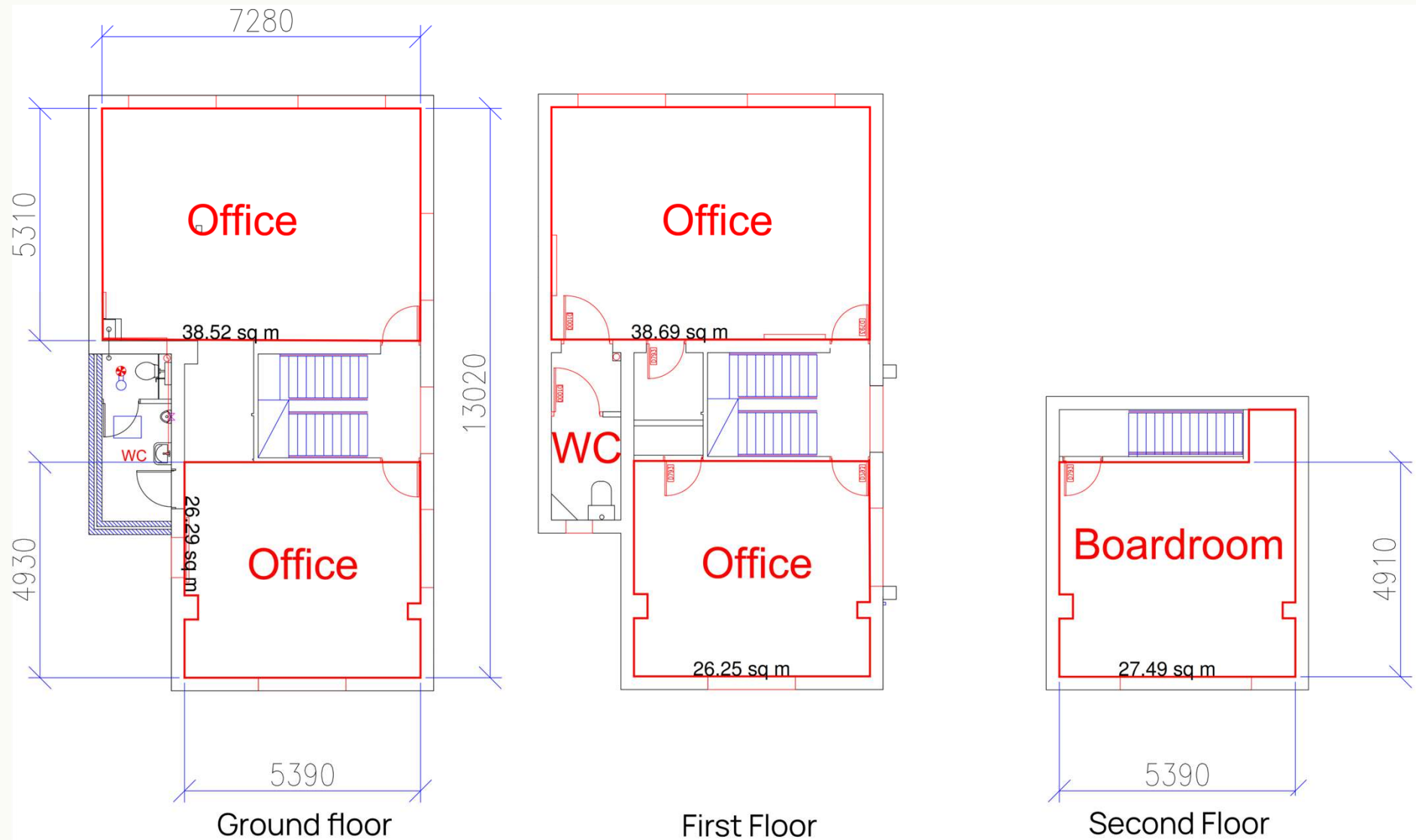
Key Features

- Central location within 10 minutes' walk of Southampton Central Railway Station
- Part income producing
- Freehold with a share of the management company which owns the common parts



Part income producing offices with good car parking

Floor plan



Part income producing offices with good car parking

Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring practice (6th Edition) to NIA as follows:

	Sq m	Sq ft
Ground Floor	64.81	698
First Floor	64.94	699
Second Floor	27.49	295
Total	157.24	1,693

Business Rates

The premises are currently is two separate assessments as follows:

Gnd Flr Unit 11 Freemantle Business Centre 152-156, Millbrook Road, Southampton, SO15 1JR – Offices and premises with a 2026 Rateable Value of £10,000.

1 St-2nd Flrs Unit 11 Freemantle Business Centre 152-156, Millbrook Road, Southampton, SO15 1JR – Offices and premises with a 2026 Rateable Value of £12,500.

Service Charge

A service charge will be levied, further detail upon application.

Tenancy

The first and second floors at let to NVD U.K Ltd from 17 July 2024 for a term of 5 years at a rent of £12,000 per annum with a tenant only break option on 16 July 2027, operable by serving not less than 6 months' prior written notice.

The ground floor is offered with vacant possession.

Title

The premises are available freehold under title number HP631225

Price

£300,000

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

VAT

We understand that VAT is payable.

EPC

D-76

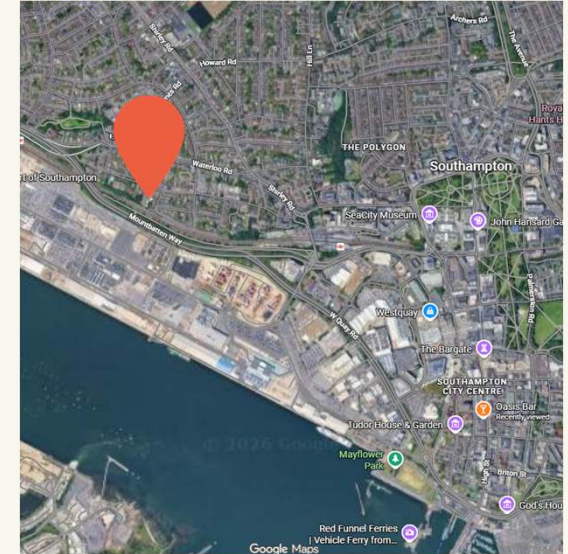
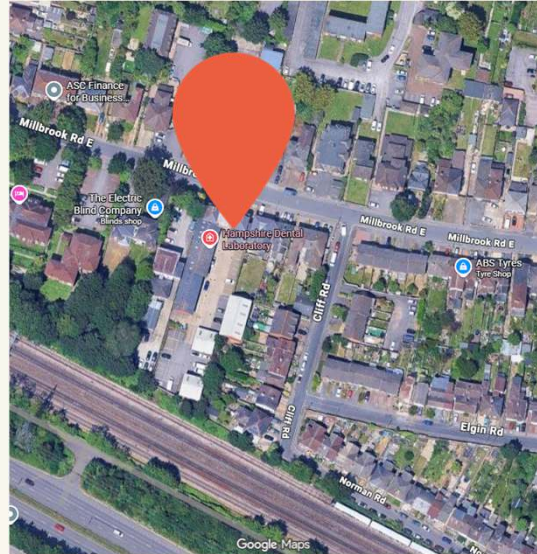
Location

The property is located on the southern side of Millbrook Road East, approximately ½ mile west of Southampton Central Railway Station.

Junction 14 of the M3 is approximately 4 miles to the north via Hill Lane, Winchester Road and Bassett Avenue. The southern end of the M271 is approximately 2.3 miles to the west via Millbrook Road West.

Viewing

Strictly by appointment with the sole agents, Hellier Langston.



**HELLIER
LANGSTON**

www.hlp.co.uk

02382 022111 southampton@hlp.co.uk

Disclaimer: Hellier Langston Limited gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Hellier Langston Limited has any authority to make any representation or warranty whatsoever in relation to this property.



Contact us

Direct your viewing requests and enquiries to:



Jason Webb

07989 959064

jason@hlp.co.uk



Matthew Poppett

07971 824525

matt@hlp.co.uk



Strictly by appointment with sole agents Hellier Langston