



The Clock House, Gaters Mill, Mansbridge Road, Southampton SO18 3HW

TO LET

Character Building In Historic Mill
Complex

3,279 Sq Ft
(305 Sq M)

The Clock House Gaters Mill, Mansbridge Road, Southampton SO18 3HW

DESCRIPTION

The property comprises a three storey building of brick construction, set within a historic mill complex. The specification includes kitchenette facilities throughout the office, part LED lighting, perimeter trunking, wall mounted electric heaters and air conditioning in parts. Externally there are 15 allocated parking spaces as well as electric vehicle charging facilities. Situated around a picturesque mill pond and mill race of the River Itchen with Riverside walks down to the White Swan Public House and beyond to Riverside Park.

- ✓ Semi Rural Location
- ✓ Part Air Conditioned
- ✓ 15 Parking Spaces & EV Charging
- ✓ Perimeter Trunking
- ✓ Secure Site With Excellent Motorway Access
- ✓ Ground Floor Kitchen & First Floor Kitchenette



lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any the purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. Regulated by RICS 24-Jun-2025

LOCATION

The Clock House is located on the A27 (Mansbridge Road) in the north east of Southampton. Road communications are excellent with easy access to both J5 and J7 of the M27. Local rail services at Swaythling train station link in to the national rail services from both Southampton Airport Parkway and Southampton Central. Southampton Airport is within two miles of the property.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground Floor	1,073	100
First Floor	997	93
Second Floor	1,209	112
Total	3,279	305

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

BUSINESS RATES

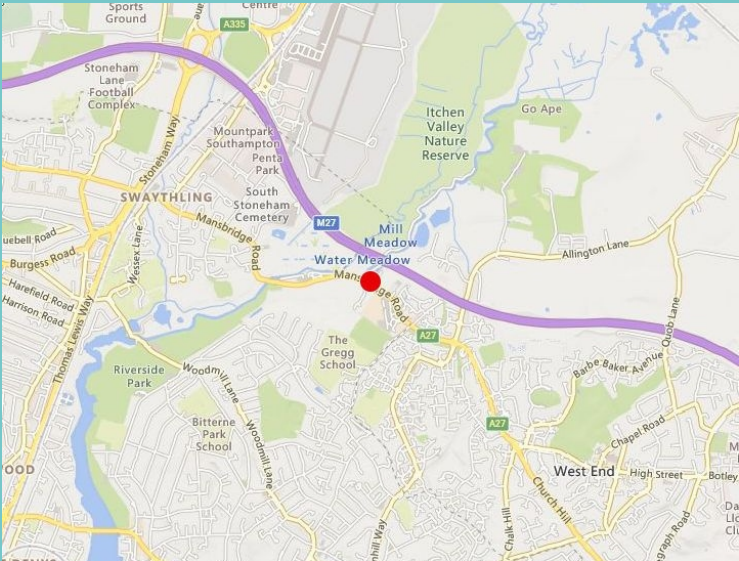
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Quoting rent £18 per sq ft.

EPC

The Energy Performance Asset Rating is D (82).



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



Andy Hodgkinson
07702 801595
ahodgkinson@lsh.co.uk

George Pooley
07514 308217
gpooley@lsh.co.uk