

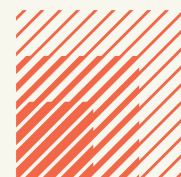


Hillfield House

3 Bassett Avenue, Southampton, Hampshire
SO16 7DP

TO LET

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



**HELLIER
LANGSTON**

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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 in 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.

Rent

£30,150 per annum exclusive of rates, VAT & all other outgoings.

Tenure

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.

Rateable Value

Office and Premises £15,250

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

EPC

Rating - B66

Accommodation

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

Accommodation	sq.m	sq.ft
Ground Floor	147.34	1,586

Viewing

Strictly by appointment with the sole agents Hellier Langston.

VAT

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

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.

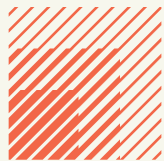
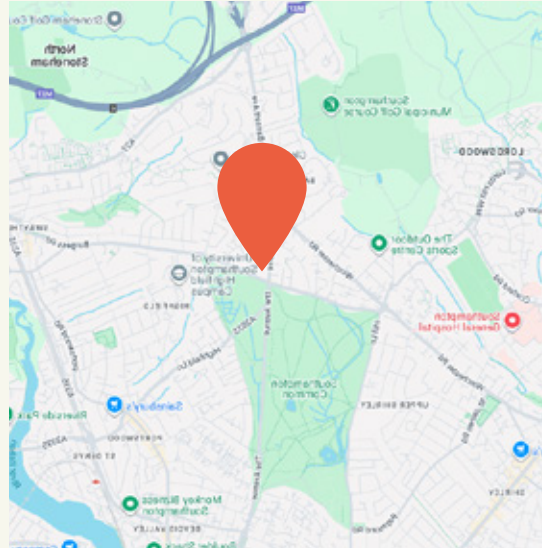
AML

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.



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.



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Get intouch

Direct your viewing request and enquiries to:-



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