



Unit 9b Loveridge Trading Estate, Southbrook Road, Southampton SO15 1GQ

TO LET

INDUSTRIAL WORKSHOP

**1,564 Sq Ft
(145 Sq M)**

Unit 9b Loveridge Trading Estate, Southbrook Road, Southampton SO15 1GQ

DESCRIPTION

The property comprises an mostly open plan workshop, with a ground floor office and WC facility. The workshop is of brick and blockwork construction with brick elevations under a pitched roof. The site benefits from forecourt loading and an upgraded 200 amp electric supply.

- ✓ Roller shutter door 3.15m (w) x 2.52m (h)
- ✓ Designated parking
- ✓ Forecourt loading
- ✓ WC facilities
- ✓ 200 amp electricity supply
- ✓ City Centre location

LOCATION

The property is situated to the western end of Southbrook Road and forms part of the Loveridge Trading Estate, which provides a mixture of industrial, storage and other commercial uses. The site is some 250 metres west of Southampton Central railway station, less than one mile from Southampton City Centre and has excellent road links to the M271 leading to the M27.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Workshop	1,564	145
Total	1,564	145

LEGAL COSTS

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

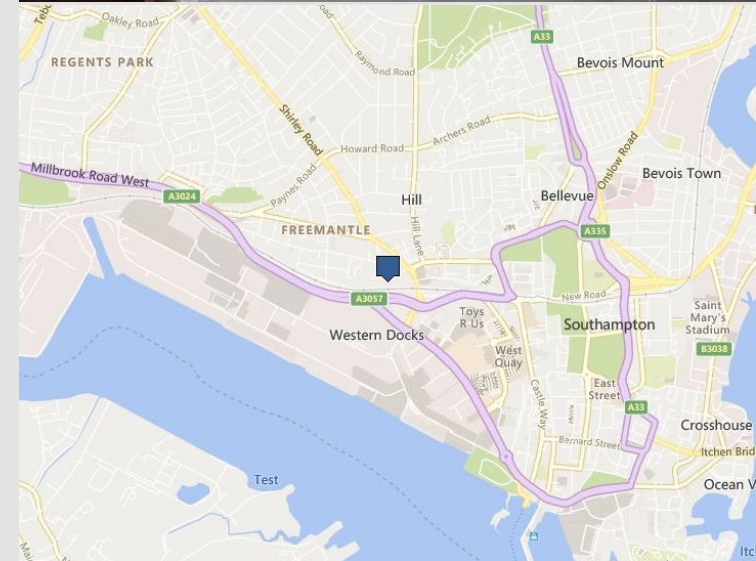
RENT

£9,600 per annum. Exclusive of rates, service charge and all other outgoings.

TERMS

The premises are let on a FRI Lease, to Hoxton Bakehouse Ltd expiring in Dec 2025. Available by way of an assignment/sublease or a new lease, subject to terms.

EPC BCB



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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