



Unit 4 Monza House, Third Avenue,
Southampton SO15 0LD

FOR SALE

End of terrace Office / Industrial unit

**16,160 Sq Ft
(1,501 Sq M)**

Unit 4 Monza House, Third Avenue, Southampton SO15 0LD

DESCRIPTION

The property comprises an end of terrace unit at the rear of Units 1, 2 & 3 (under separate ownership). The property whilst industrial in nature and location, is currently fitted out as an office, so would appeal to both office and industrial occupiers. The property is offered with vacant possession, and may include the existing occupier's fixtures and fittings. The accommodation is in good condition with suspended ceilings with recessed light diffuser boxes and comfort cooling panels fitted to all offices.

- ✔ Industrial unit fitted out as an office
- ✔ 44 parking spaces
- ✔ Situated on site facing A33 Millbrook Road
- ✔ Comfort cooling panels fitted to all offices
- ✔ Excellent transport links to M3/M27



ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground Floor	8,723	810
First Floor	7,437	691
Total	16,160	1,501

VAT

All prices 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

Freehold available: £1,100,000. By order of Jamie Taylor and Gary Shankland of Begbies Traynor the Joint Administrators of The Environmental & Process Engineering Group Ltd

EPC

EPC: C (71)



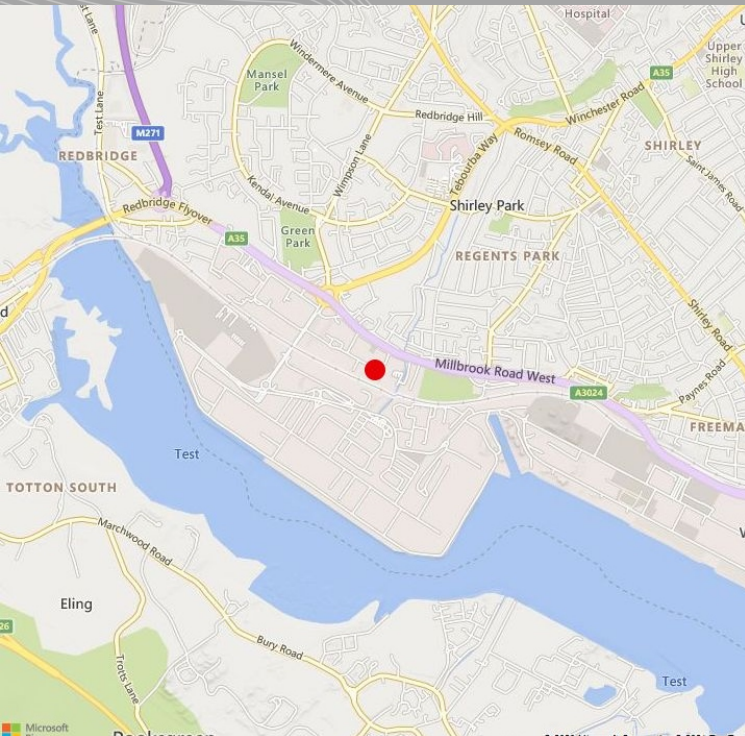
"Nothing is more common
than unsuccessful men with talent."

Talent will not;
nothing is more common
than unsuccessful men with talent."

Genius will not;
unrewarded genius is almost a proverb."

Education will not;
the world is full of educated derelicts."

There are no shortcuts."



LOCATION

The property sits on a site fronting Third Avenue, which runs parallel to Millbrook Road (A33) which is the main road leading into Southampton City Centre from the West.

The surrounding area includes a high proportion of trade and motor trade occupiers such as Go Outdoors, Snows Motor Group, Lok 'n Store, Topps Tiles and more.



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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Regulated by RICS 24-Jan-2023