



Available beginning of 2027

**UNIT 5 BROOKSIDE CENTRE, AUCKLAND ROAD,
SOUTHAMPTON, SO15 0SD**

D1 (NON RESIDENTIAL INSTITUTIONS) / HEALTHCARE / OFFICE TO LET
9,200 SQ FT (854.71 SQ M)



Summary

Open Plan City Centre Accommodation with Parking

Available Size	9,200 sq ft
Rent	£140,000 per annum
Rates Payable	£47,760 per annum
Rateable Value	£99,500
EPC Rating	B

- Retail park location
- North Light Construction two storey building
- Easy access to M271, A33 and M27
- Air conditioning
- 25 car parking spaces with opportunity for more
- Undercover cycle storage
- Currently used as a physio with gym fitout



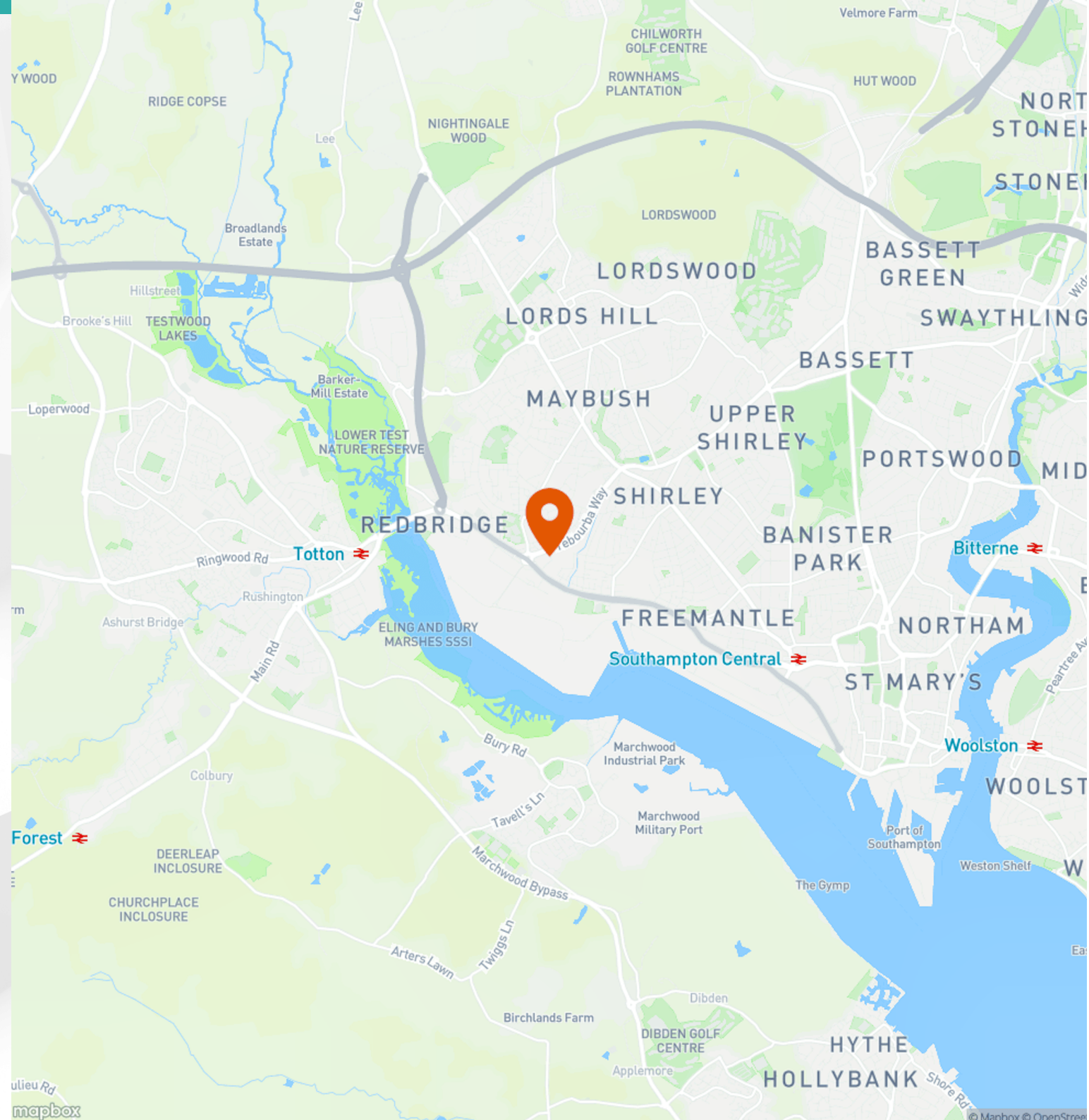
Location



**Unit 5 Brookside Centre,
Auckland Road, Millbrook,
Southampton, SO15 0SD**

The property is situated in Millbrook, off Millbrook Road West, approximately 3 miles west of Southampton City Centre. The premises provide easy access to the A33 which leads onto the M271, which provides further connections to the M27, M3 and A31.

Neighbouring occupiers include The Pet Vet Southampton, B&M Bargains, Aldi and Tenpin Bowling.





Further Details

Description

Unit 5 Auckland Road is a former industrial premises of steel frame construction converted and refurbished into three business units. Unit 5 benefits from North Light construction, entrance hallway and undercover cycle storage. There are 25 car parking spaces and a forecourt area that could be turned into additional parking or cycle storage.

Internally, the unit has been fitted out as a private physio use with reception, gymnasium, changing rooms, hydrotherapy pool and partitioned consultation rooms on the ground floor. There is a staircase leading to the first floor which has been partitioned to create an open plan office suite, meeting room and breakout room with kitchenette.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	6,808	632.48	Available
1st	2,392	222.22	Available
Total	9,200	854.70	

Terms

The units are available on a new full repairing and insuring lease at a rent of £140,000 per annum exclusive.

The unit is available early 2027.

AML

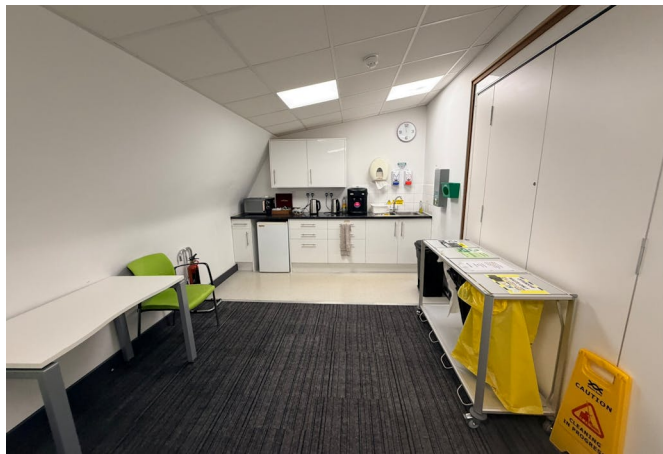
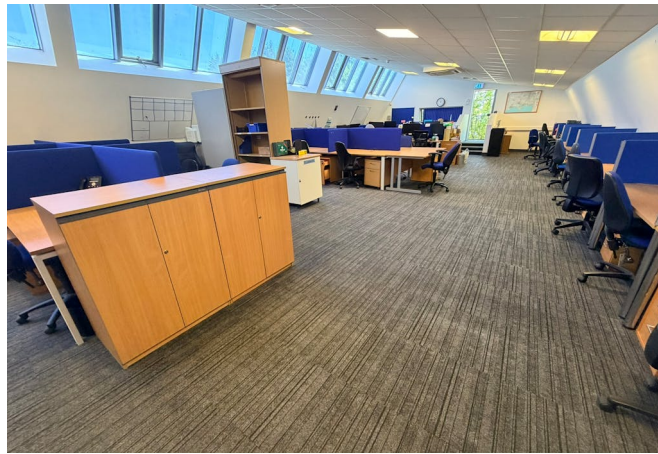
In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

VAT

All figures quoted are exclusive of VAT.

Legal Costs

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





Enquiries & Viewings



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