

To Let

**First Floor Unit 7, Viceroy House, Mountbatten
Business Centre, Millbrook Road East,
Southampton, SO15 1HY**
768 sq ft

- ALL INCLUSIVE RENT £9,500 PER ANNUM PLUS VAT
- City Centre Location
- 2 Allocated car parking spaces
- Flexible Terms
- Close to Railway Station



Location

The premises are situated in a convenient position in Millbrook Road East, one mile from Southampton City Centre; with excellent road links to the M271 leading to the M27. Southampton Central Railway Station is within easy walking distance of the premises.

Description

Demise: 1st Floor, Unit 7
Size: 768sq ft
Rent: £9,500 all inclusive rent per annum

Specification

- Short walk to train station
- Suspended ceilings
- Recessed lighting
- Electric heaters
- Roller shutters
- WC facilities
- 2 car parking spaces

Terms

Available at an all inclusive rent of £9,500 per annum
Rent is exclusive of VAT (if applicable)
Easy in, easy out flexible lease arrangements available.
** Subject to a minimum lease term
Further details available on request

Office Accommodation

The terrace of office suites have been designed to provide flexible accommodation ideally suited to offices, studio, research and light assembly uses. Each building has car parking immediately outside together with an overflow car park at a lower level. Unit 7 Viceroy House is a three storey office and is accessed via communal stairs.

Other Costs

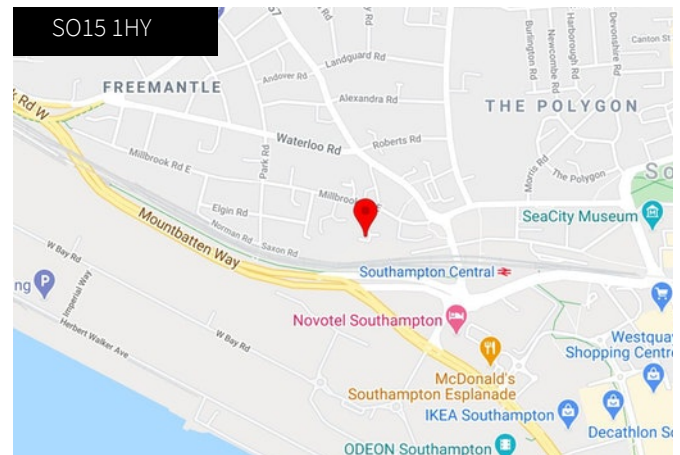
- A service charge is payable to cover costs such as maintenance and repair of common parts landscaping management fees.
- Additionally building insurance is also payable.
- Each party to be responsible for their own legal costs incurred in the transaction.
- Small businesses may be eligible for small business rates relief.

EPC

This property has been graded as C (63).

Rent

Rent on Application



Contacts

Charles West
+44 (0)203 805 6933
charles.west@eu.jll.com

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