

TO LET

Well Presented Office Space with
Warehouse

Unit 3, Second Avenue Business Park , Second Avenue, Southampton, SO15 0LP

Key Features

- Gross Internal Area 6,145 Sq Ft (570.87 Sq M)
- Asking price £49,500 per annum
- Roller shutter door and rear loading bay
- Easy access to city centre and M27
- Allocated parking



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3 West Links, Tollgate, Chandler's Ford, Hampshire SO53 3TG

Location

Second Avenue Business Park is located off Second Avenue parallel with Millbrook Road. Accessed from the Millbrook flyover junction and easy entry to the city centre and onto M27 via M271 junction 3.

Description

The property consists of a well-presented office/sales area to the front of the unit, with a large warehouse/workshop space to the rear. The property benefits from allocated parking, kitchen and WC facilities as well as roller shutter door access to the rear.



What3words: **cigar.narrow.orbit**

Terms

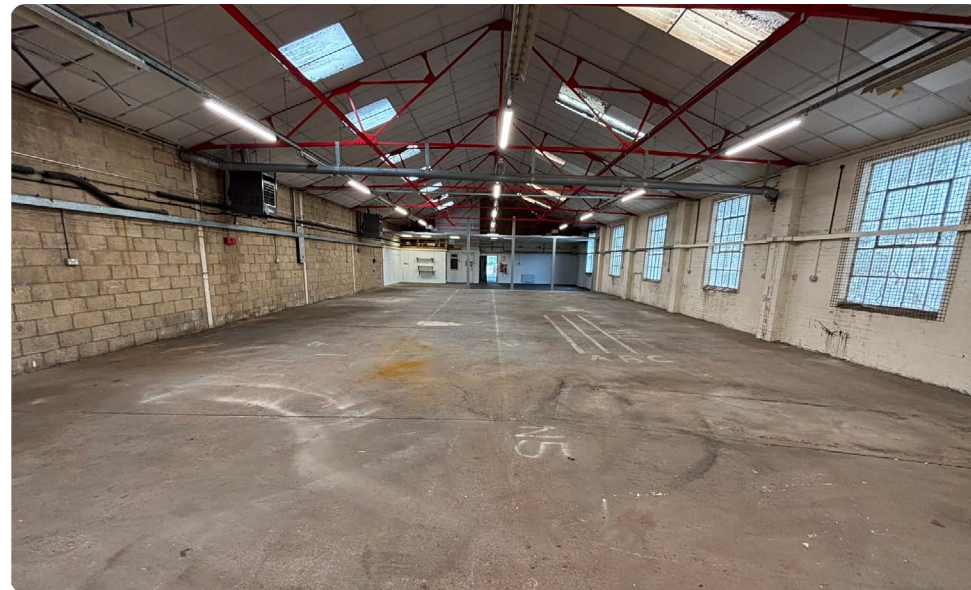
Available by way of a new full repairing and insuring lease for a term to be agreed at £49,500 per annum exclusive of rates VAT (if applicable) and all other outgoings.

We understand VAT is not payable.

Accommodation

Floor Areas	Sq Ft	Sq M
Ground Floor	5,322	494.45
First Floor	823	76.42
Total Gross Internal Area	6,145	570.87

Areas stated on a Gross Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.



Planning

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

EPC

Asset Rating

To be assessed

Rateable Value

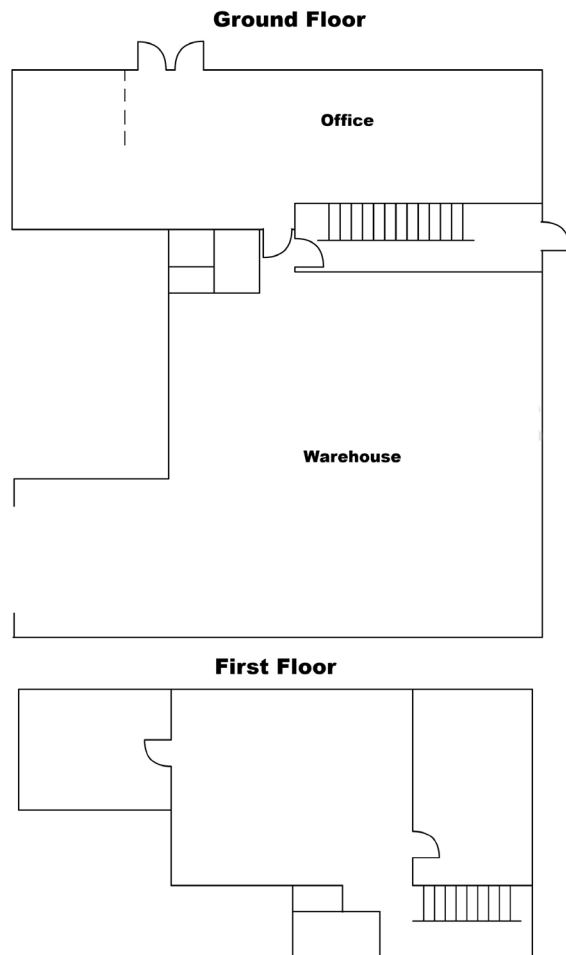
Rating – £31,250

Source www.gov.uk/find-business-rates

Code of Leasing

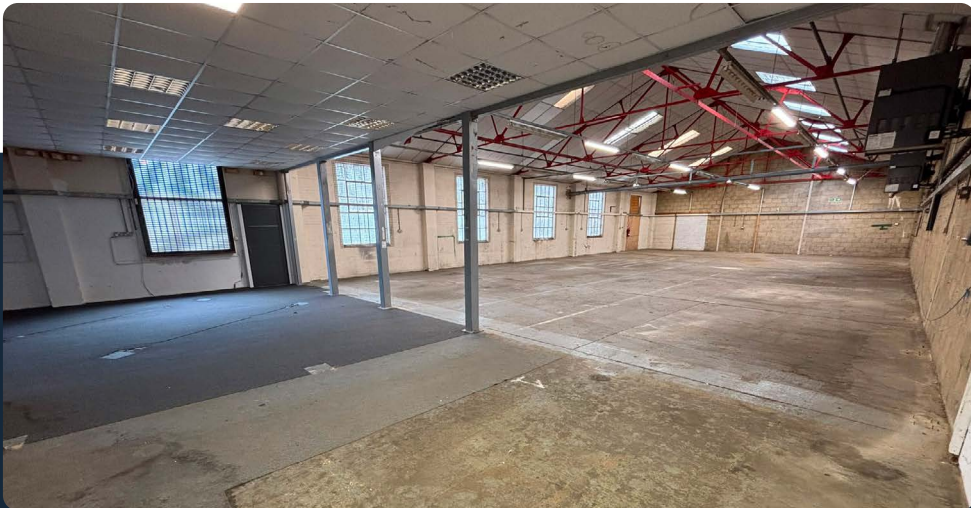
All interested parties should be aware of the RICS Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.

Floor Plan



For identification purposes only. Not to scale and not to be relied upon.





Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

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Abbigail Gray | 023 8022 2292 | agray@mavarealestate.co.uk



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