

TO LET

Commercial Building

**17 Brunswick Place,
Southampton, Hampshire,
SO15 2AQ**

Key Features

- Net Internal Area 2,343 Sq Ft (218 Sq M)
- Asking Rent £30,000 per annum
- New lease
- Former Dental Practice suitable for Class 'E' use
- Excellent road connections via the M27 and M3
- Allocated parking for approximately 6 vehicles



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

Location

The property is located within the major port city of Southampton within the County of Hampshire on the South Coast of England. Southampton is located approximately approximately 20 miles west of the port city of Portsmouth. Southampton has excellent road connections via the M27 and M3 motorway network as well as a main railway line to central London and international airport.

The subject property is located on the north side of Brunswick Place (A3024) overlooking East Park close to its junction with Kings Park Road. This area is a recognised office location within the northern part of the city within easy access of shopping facilities within the main city centre and the mainline railway station.

Description

The premises comprise a mid-terrace three storey building which was previously used as a dental practice. The opportunity would make an ideal occupation for a wide variety of medical based users, but would also make a very suitable office building for any user looking to operate under Class E. As you enter the property, a well-presented reception area greets customers, which leads to a series of consultation rooms across all three floors, all fitted out to a modern and high standard. The property benefits from allocated parking to the rear of the premises, with approximately 6 parking spaces.



What3words: **ritual.stow.silent**

Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £30,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

VAT

We understand that VAT is not payable, however all parties are advised to make their own enquiries into the matter.

Accommodation

Floor Areas	Sq Ft	Sq M
Ground Floor	948	88
First Floor	945	88
Second Floor	450	42
Total Net Internal Area	2,343	218

Areas stated on a Net 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

C (65)

Rateable Value

2026/27 Rating – £50,000

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.



Contact Us

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

Dominic Arkell | 07918 926 119 | darkell@mavarealestate.co.uk

Martin Hastelow | 02380 713989 | MHastelow@savills.com



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