

TO LET

First Floor Office in City Centre

**First Floor, 81 London
Road, Southampton,
Hampshire,
SO15 2AA**

Key Features

- Net Internal Area – 467 sq.ft (43.39 sq.m)
- New lease
- Excellent transport links
- Nearby occupiers include Starbucks, Estate Agents and Tesco Express
- Allocated parking space on monthly licence
- No VAT



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

Location

London Road is located north of Southampton city centre and within close proximity of the M3 and M27 via A33 (The Avenue) and A335 (Thomas Lewis Way) respectively. The property is located in a prominent position on London Road and within the business district comprising solicitors, surveyors, estate agents and mortgage brokers.

Nearby retailers include Starbucks, Betfred, Tesco Express and Subway.

Description

The property comprises a well-presented first floor office suite. The suite is newly refurbished and benefits from a new kitchenette and separate male and female WC facilities.

An allocated parking space is available by way of separate negotiation.



What3words: **result.posed.adopt**

Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £7,500 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Accommodation

Floor Areas	Sq Ft	Sq M
Total Net Internal Area	467	43.39

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

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VAT

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

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

Not applicable

Rateable Value

2026/27

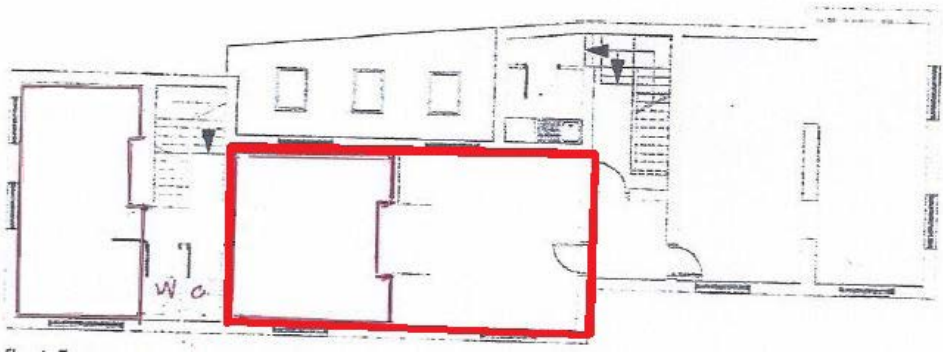
To be assessed

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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