

TO LET

Ground Floor Light Industrial Unit

Unit 3, Shield Industrial Estate, Manor House Avenue, Millbrook, Southampton, Hampshire, SO15 0LF

Key Features

- Gross Internal Area 2,161 Sq Ft (200.49 Sq M)
- £27,000 per Annum
- External Loading Area
- Allocated Parking Spaces
- Good Transport Links



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

Location

The property is situated about 2 miles to the west of Southampton city centre, adjacent to the Western Docks, just off the main western approach road (A33). The property has good road communications to the M27 south coast motorway via the M271 link which is within about 1 mile. The Shield Industrial Estate was developed in the 1980's forming a small development.

Description

The property comprises a relatively modern, centre terraced, purpose-built industrial unit constructed in the 1980's. The main structure is to a conventional industrial specification of steel portal frame having cavity thickness brick/blockwork walls with facing brickwork elevations to a height of about two metres with insulated metal cladding above.

Internally, you immediately walk into a small office/reception area, before entering the open plan light industrial space. Additional benefits to the opportunity include WC facilities, external loading area and parking for circa 5 vehicles.



What3words: **crib.final.audit**

Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £27,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Accommodation

Floor Areas	Sq Ft	Sq M
Total Gross Internal Area	2,161	200.49

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



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 C (73)

Rateable Value

Rating £20,250
Source www.voa.org.uk

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 sole agent:

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