

TO LET

Light Industrial Unit with Mezzanine

23 City Commerce Centre, Marsh Lane, Southampton, Hampshire, SO14 3EW

Key Features

- Gross Internal Area 1,943 Sq Ft (180.5 Sq M)
- New Roller Shutter Door
- Great Transport Links
- Three Phase Power
- Central Location



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

Location

City Commerce Centre is a well-established trading estate located in a central position within Southampton. The estate is accessed via the A33 (Marsh Lane) which provides access to the M27 and M3 motorways. It is adjacent to the Itchen Bridge which provides good access to the east.

Description

The property comprises an end of terrace light industrial unit consisting of two floors. The ground floor accommodates a welcoming office/reception area upon entry, with workshop and WC facilities. The first floor mezzanine level contains an additional office space at the front of the building, along with an open plan operations area, suitable for a wide variety of operations. Additional benefits include:

- Large Roller Shutter Door
- Three Phase Power
- LED lighting throughout

There is also space down the side of the unit for potential storage containers.

Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £20,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Accommodation

Floor Areas	Sq Ft	Sq M
Ground Floor	1,090	101.28
First Floor Mezzanine	734	68.18
First Floor Office	119	11.04
Total Gross Internal Area	1,943	180.5

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

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What3words: lorem.ipsum.dolor

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

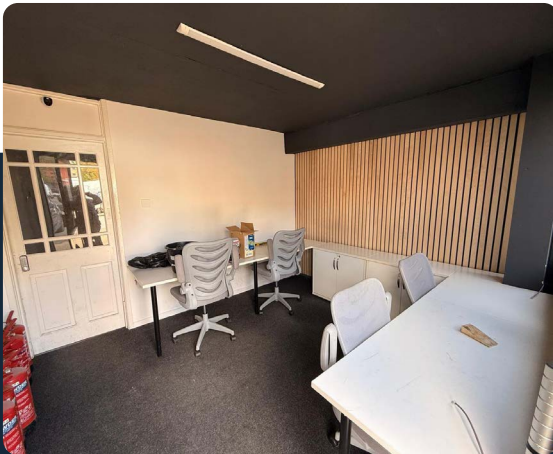
Asset Rating D (99)

Rateable Value

Rating £16,750
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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Abbigail Gray | 023 8022 2292 | agray@mavarealestate.co.uk



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