



HELLIER
LANGSTON
Commercial Property Consultants

TO LET

Low Cost Production/ Storage Space With Quality Offices

Unit 2, Medina House, Manor House Avenue, Millbrook, Southampton SO15 0DF



KEY FEATURES

1754.71 sq m (18,888 sq ft)

High Quality Offices

Full Height loading

Double glazed powder coated aluminium window and personnel doors

All mains services including 3 phase electricity

On site car parking

Gas blow heating to production/ storage areas

Flexible terms available

Call us on: 02382 022 111
Visit: www.hlp.co.uk

Hellier Langston

Enterprise House, Ocean Village
Southampton SO14 3XB

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Description

The premises comprise a semidetached building with a mix of steel portal, steel truss and concrete frames under pitched roofs with two storey office accommodation under a pitched and flat roof facing Manor House Avenue.

The site benefits from a concrete area for loading and parking on the western elevation of the building. Maximum eaves height of 3m, and a ridge height of 6m in the rear area. We understand that the lower eaves height areas were re-clad with profile metal sheet cladding approximately 7 years ago.

The office accommodation is spread out over two floors and consists of cellular and open plan space. The first floor has suspended ceilings with recessed lighting and air conditioning throughout.



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Accommodation

Floor/ Use	sq m	sq ft
Ground Floor Industrial	1,077.88	11,602
Ground Floor Offices/ Welfare	371.6	4,203
First Floor Offices	303.11	3,263
Total	1,754.71	18,888

Terms

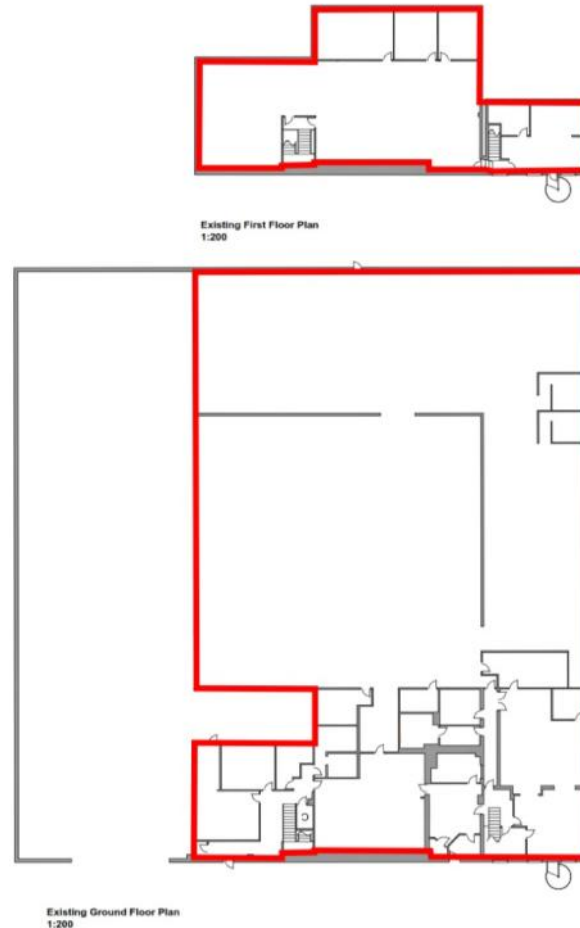
The unit is available by way of a new internal repairing and insuring lease on terms to be agreed

Service Charge

A service charge of £9,444 per annum (£0.50 sq ft) will be levied to contribute towards external repairs, and general estate maintenance

Buildings Insurance

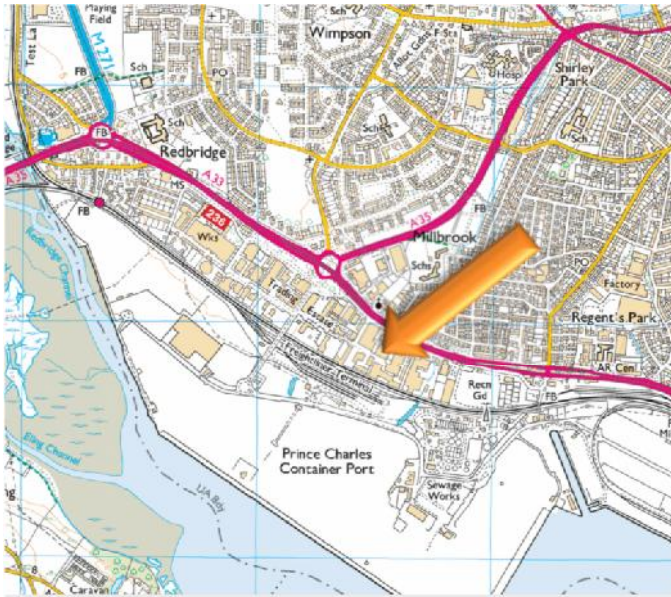
The current annual premium is £3,264.87



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Rent

£85,000 per annum (£4.50 sq ft) exclusive of VAT and all other occupational costs

EPC

C (74)

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Business Rates

The premises are currently being reassessed.

Location

The property is located on Manor House Avenue which in turns links with Third Avenue. Third Avenue to the east links directly onto the Millbrook Road West via a traffic light junction giving access to Southampton City Centre and Dock Gate 10.

Third Avenue to the West links to First Avenue giving direct access to Dock Gate 20 or Millbrook Road West which in turn links to the bottom of the M271 which provides access to junction 3 M27.

Viewing

Strictly by appointment with the sole agents Hellier Langston.

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Property Misdescriptions Act 1991 - Services & Planning

We have not tested any of the service installations including heating and lighting. Prospective purchasers or tenants should satisfy themselves independently that appropriate connections exist and as to the state and condition of such items. Any plans included in these particulars are provided only to indicate the general location of the property. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. No representative of Hellier Langston has any authority to make or give any representation or warranty whatsoever in relation to this property. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.