



**Units 1 – 6, Manor House Business Park,
Third Avenue, Millbrook, Southampton SO15 0LE**

TO LET – BRAND NEW

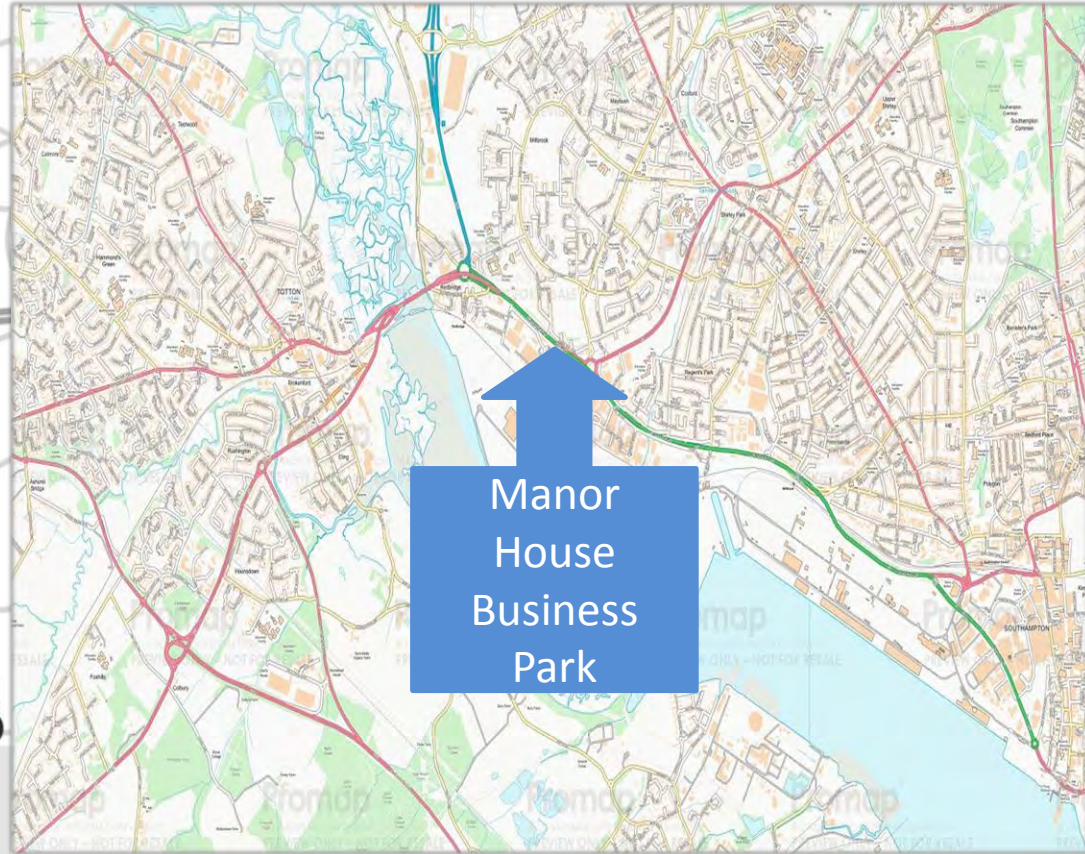
Industrial/ Warehouse Units 2,601 – 9,138 sq ft (241.76 – 849.32 sq m)

**Lambert
Smith
Hampton**

02380 330 041

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Location



- **M27:** 2.7 miles
- **M3:** 4.5 miles



- **Dock Gate 20:** 0.5 miles
- **Southampton:** 2 miles
- **Portsmouth :** 27 miles
- **London:** 83 miles



Southampton Central train station provides regular services to:

- **Winchester:** 15 mins
- **Basingstoke:** 30 mins
- **London Waterloo:** 82 mins



- **Southampton Airport:** 8.8 miles
- **London Heathrow:** 64.5 miles
- **London Gatwick:** 87.5 miles

**Units 1 – 6, Manor House Business Park, Third Avenue, Millbrook, Southampton
SO15 0LE**



TO LET – BRAND NEW
Industrial/ Warehouse Units 2,601 – 7,944 sq ft (241.76 - 738 sq m)

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DESCRIPTION

The new development , which completed in July 2018, comprises a detached glazed showroom/warehouse fronting Millbrook Road with a terrace of warehouse/industrial units to the rear, fronting Manor House Avenue.

The units are of steel portal frame construction beneath an insulated steel pitched roof, with lower blockwork elevations and composite cladding to the upper elevations.

Each units is accessed via a pedestrian door or electric loading door and benefits externally from loading apron and allocated parking.

Internally the units are in a shell finish with the office benefiting from LED lighting.

The properties benefits from :

- Minimum eaves 5.78m
- Electric loading doors for Units 2-6 3.72m (w) x 4.95m (h)
- Shell specification with office/store
- WC's
- 3 Phase Electric
- Gas
- LED lights to offices
- Allocated parking and loading apron

ACCOMMODATION

	Sq ft	Sq m
Unit 1	Pre-Let to Original Style	
Unit 2	Under Offer	
Unit 3	3,927	365
Unit 4	2,601	241.76
Unit 5	2,610	242.56
Unit 6	Pre-Let to Salon Services	



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TERMS

A new full repairing and insuring lease is available for a term to be agreed and incorporating periodic rent reviews.

RENT

£12.50 per sq ft.

PLANNING

The units benefit from B1, B2 and B8 consent as per the application 15/02380/FUL. Please enquire with the Southampton City Council for further information.

BUSINESS RATES

Any intending lessee must enquire at www.voa.gov.uk regarding business rate costs.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

On request



Site plan for indicative purposes only

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SO15 0LE

VIEWING & FURTHER INFORMATION

For further information including arrangements for viewing, please contact Joint Sole Agents :

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