



Unit 8 Trinity Industrial Estate, Millbrook Road West, Southampton SO15 0LA

**TO LET**

Industrial / Warehouse Unit \*FULLY  
REFURBISHED\*

2,248 Sq Ft  
(209 Sq M)

# Unit 8 Trinity Industrial Estate, Millbrook Road West, Southampton SO15 0LA

## DESCRIPTION

The warehouse unit is of steel portal frame construction with a concrete floor and a sectional up and over loading door.

Externally there is a concrete forecourt with shared area for loading and unloading and car parking to the front of the unit.

B1 light industrial use or B8 warehousing. B2 (general industrial will not be permitted). The permitted hours of use are 8.00 am - 6.00 pm Monday to Saturday with no trading on Sundays.

- ✔ Male & Female Toilets
- ✔ Kitchenette
- ✔ Three Phase Electricity
- ✔ Indicative Internal Photos
- ✔ 5 Parking Spaces
- ✔ Loading Door Dimensions: 3.7m (h) x 3m (w)



## LOCATION

Trinity Industrial Estate is well located on Millbrook Road West which runs parallel with Millbrook Road and is accessed via the junction at the Millbrook Flyover. Access to the M27 at Junction 3 is via the M271, from there the M27 and M3 motorways can be reached linking to the wider motorway network.

## ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground Floor	2,248	209
<b>Total</b>	<b>2,248</b>	<b>209</b>

## VAT

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

## LEGAL COSTS

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

## BUSINESS RATES

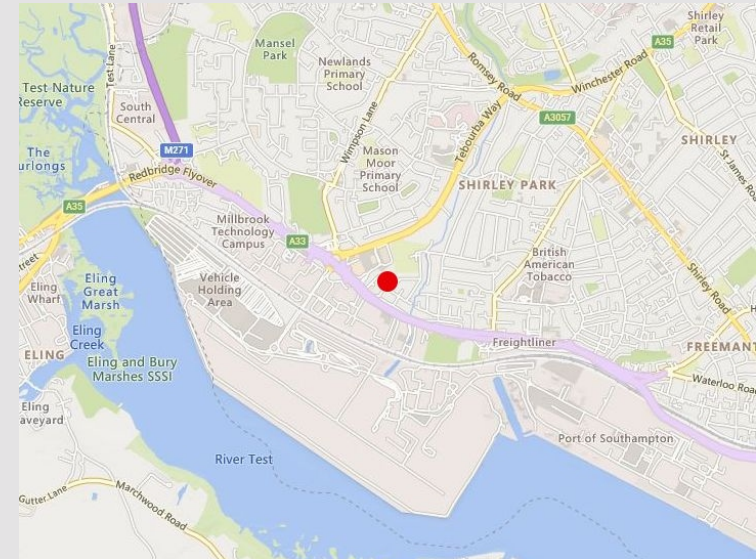
Rateable Value : £17,750 as from the 1st April 2023.  
Rates Payable per annum: £8,857 per annum.

## TERMS

£30,240 per annum exclusive.

## EPC

The Energy Performance Asset Rating is B(48).



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Regulated by RICS 01-Jul-2024

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



Dan Rawlings  
07702 809192  
[drawlings@lsh.co.uk](mailto:drawlings@lsh.co.uk)

Luke Mort  
07591 384236  
[lmort@lsh.co.uk](mailto:lmort@lsh.co.uk)

Kenan Rowles  
07709 502222  
[krowles@lsh.co.uk](mailto:krowles@lsh.co.uk)