



21 City Commerce Centre, Marsh Lane, Southampton SO14 3EW

**TO LET**

Mid Terrace Industrial Unit with first floor offices

**2,167 Sq Ft  
(201 Sq M)**

## DESCRIPTION

The property comprises a mid-terrace industrial/warehouse with car parking area to the front. The unit is of steel portal frame construction with part-glazed and part-clad front elevations beneath a pitched profile metal-clad roof with 15% roof lights.

The unit has a ground floor office with workshop area and male/female WCs. The first floor offers office accommodation with gas central heating.

- ✔ Full height electric up and over door to the front
- ✔ 3 phase power
- ✔ Gas supply
- ✔ First floor offices
- ✔ Male & female WC facilities
- ✔ Allocated car parking spaces



## LOCATION

City Commerce Centre is a well established trading estate located in a central position in Southampton. The estate is accessed from the A33 (Marsh Lane) which is one of the main arterial routes running from the north of the city to the south and provides access to the M27 and M3 motorways.

## ACCOMMODATION

| Gross Internal Areas | sq ft        | sq m       |
|----------------------|--------------|------------|
| Ground Floor         | 1,143        | 106        |
| First Floor          | 1,024        | 95         |
| <b>Total</b>         | <b>2,167</b> | <b>201</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

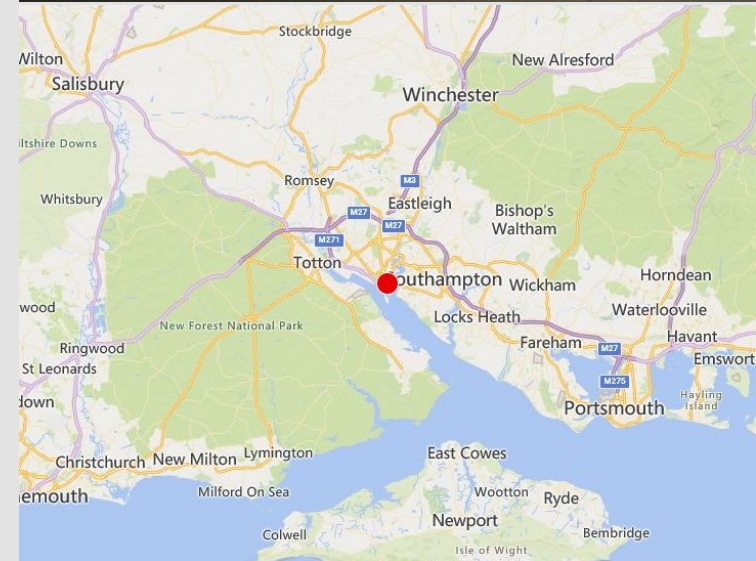
For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## TERMS

The rent is £25,306 per annum and the premises are available by way of a new Full Repairing and Insuring lease for a term to be agreed.

## EPC

The Energy Performance Asset Rating is D(87).



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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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