



65-69 Bernard Street, Southampton SO14 3BA

TO LET

Industrial/Business Unit with Rear
Parking

**7,459 Sq Ft
(693 Sq M)**

DESCRIPTION

The unit is a mid-terrace industrial/business unit of steel and brick construction with first floor offices and full mezzanine storage. Externally there is allocated parking to the rear of the unit, the unit is accessed via 2 manual roller shutter doors.

- ✓ 2 Loading Doors
- ✓ 3 Phase Electrics
- ✓ First Floor Offices
- ✓ WC Facilities
- ✓ Rear Allocated Parking

LOCATION

The unit is located on Bernard Street a short way from the busy High Street. Strategically positioned in a central location, the M27 Motorway is within 6 miles and provides easy access to the M3. There is also easy access to the rail line with Southampton Central Train station approximately 1 mile away.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
GF Workshop	3,751	348
First Floor Mezzanine	3,200	297
First Floor Offices	508	47
Total	7,459	693

VAT

VAT will not be charged on rent and other costs levied by the landlord in connection with this transaction.

LEGAL COSTS

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

BUSINESS RATES

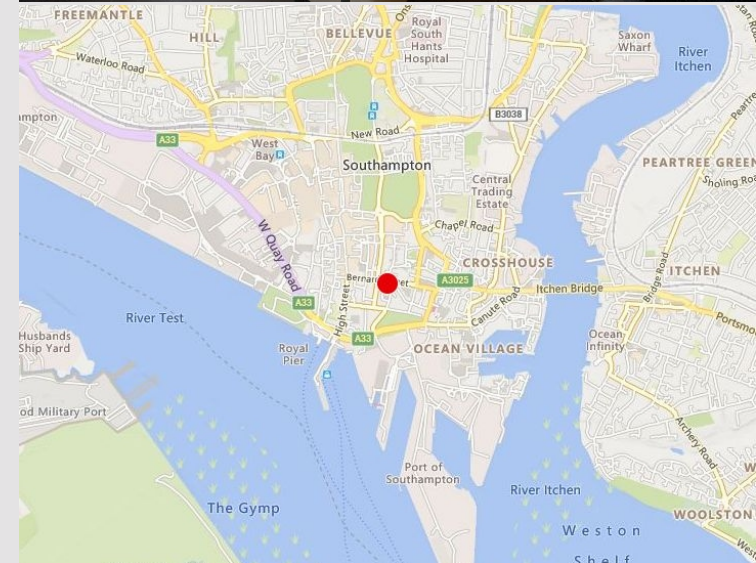
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The rent is £55,943 per annum + VAT. The property is available to let by way of a new full repairing and insuring lease on terms to be agreed.

EPC

The Energy Performance Asset Rating is C (60).



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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