



Unit 4 Trinity Industrial Estate, Millbrook Road West, Southampton SO15 0LA

TO LET

LIGHT INDUSTRIAL/WAREHOUSE UNIT

**1,825 Sq Ft
(170 Sq M)**

DESCRIPTION

The industrial/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) or B8 (warehousing) use. B2 (general industrial) will not be considered. Permitted hours of use are 8:00am to 6:00pm Monday to Saturday with no trading on Sundays.

- ✓ ***To be refurbished***
- ✓ **Photos from previous refurbishment**
- ✓ **Loading door - 3.7m (h) x 3m (w)**
- ✓ **Three phase electricity**
- ✓ **Ground and first floor offices**
- ✓ **4 parking spaces**



LOCATION

Trinity Industrial Estate is located on Millbrook Road West, a very accessible location in one of the city's main industrial areas. It runs parallel with Millbrook Road and is accessed via the junction with the Millbrook Flyover. Access to the M27 at Junction 3 is via the M271, linking to the M3 and wider motorway network. The city centre is approximately 3 miles to the east.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Warehouse	1,559	145
Ground floor office	133	12
First floor office	133	12
Total	1,825	170

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

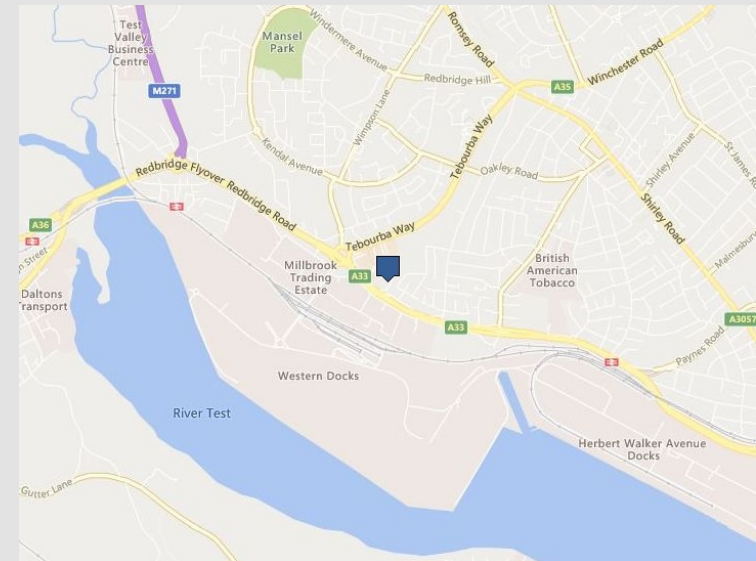
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The property is available on a new FRI lease, for a term to be agreed. The rent will be £24,638 per annum.

EPC

Energy Performance Asset rating is D-92.



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Regulated by RICS 22-Apr-2024

VIEWING & FURTHER INFORMATION

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