

**TO LET**

**OFFICE PREMISES**

**1,384 SQ FT // 128.57 SQ M**

**100% SMALL BUSINESS RATES  
RELIEF AVAILABLE (SUBJECT TO TERMS)**



HAMPSHIRE COMMERCIAL

**goadsby**

**2ND FLOOR OFFICES, 1 BELLEVUE ROAD**  
SOUTHAMPTON, HAMPSHIRE SO15 2AW

## SUMMARY >

- EXCELLENT CENTRAL LOCATION
- CLOSE TO RETAIL/RESTAURANT FACILITIES
- FLEXIBLE LEASE TERMS

RENT: £12,000 PER ANNUM, EXCLUSIVE



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## Location

The property is well located within Southampton's main business district. London Road is within walking distance and provides access to retail, restaurants and take aways. Additionally, the Law Courts, Civic Centre and the Southampton City Centre amenities are all within close proximity.

Communication links are excellent with good public transport facilities to the local area. The A33 (The Avenue) provides access to the M3/M27 Motorway networks to the north and additional connections with the M27 are provided by further arterial routes to the east and west. Southampton Central train station is just over a ½ mile to the west, reached by the A3024, providing Inter-City services to London Waterloo in approximately 1hr 20 mins.

## Description

The premises comprise the second floor of a three storey office building of part brick and part tile construction. Access is via a private entrance from Asylum Road. The accommodation is arranged as large open plan office with a partitioned meeting room, another smaller office can be found the other side of a central stair well.

- Vinyl flooring
- Perimeter trunking
- Spot lights
- Male/female cloakroom facilities are provided
- Gas central heating/electric wall mounted heating

## Accommodation

	sq m	sq ft
Total IPMS3 area approx.	128.57	1,384

The accommodation has been measured in accordance with the International Property Measuring Standards 3.

## Lease

The premises are available to let on a new effectively full repairing and insuring lease for a term to be agreed.

## Rent

£12,000 per annum, exclusive of VAT.



## Rateable Value

### £ tbc

100% small business rates relief is available on properties with a rateable value of £12,000 or less (subject to conditions).

Rates payable at 49.9p in the £ (year commencing 1<sup>st</sup> April 2024)

## Service Charge

A service charge will be payable in respect of maintenance and repair of the common parts. Interested parties are advised to make further enquiries.

## Legal Costs

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

## VAT

It is understood that VAT will not be applicable on the rent.

## Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



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## Important

### THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

### ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

### REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

[goadsby.com](https://www.goadsby.com)

