



Primmer Olds **BAS**

# TO LET

## Ground Floor Commercial Space in heart of Southampton

UNIT 2 ORCHARD HOUSE, 51 COMMERCIAL ROAD, SOUTHAMPTON, HAMPSHIRE, SO15 1GG

### KEY FEATURES

- Net Internal Area - 326.55 sq.m (3,515 sq.ft)
- Highly prominent location close to Theatre and railway station
- Energy efficient - EPC B rating
- Excellent transport links
- Secure car park at rear
- Suit a variety of commercial uses, including offices, medical, retail within Class E



Primmer Olds B-A-S  
Mountbatten House, 1 Grosvenor Square, Southampton, SO15 2JU  
Enquiries: Call us on 023 8022 2292



CALL US ON 023 8022 2292 | [WWW.PRIMMEROLDSBAS.CO.UK](http://WWW.PRIMMEROLDSBAS.CO.UK)

# UNIT 2, ORCHARD HOUSE, 51 COMMERCIAL ROAD

## DESCRIPTION

Orchard House sits on Commercial Road in the heart of Southampton City Centre, directly opposite Mayflower Theatres. Southampton train station is located across the road as well as benefiting from excellent transport links.

Southampton International Airport is located at junction 5 of the M27 motorway and the city is well connected via the M27 and M3 motorways.

The office comprises an open space working area including a handful of additional meeting rooms as well as WCs and kitchenette. Also benefiting with 5 dedicated parking spaces and the ability to double park, providing potential to park 10.

## ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Total Internal Area	3,515	326.55

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

## TERMS

Available by way of a new full repairing and insuring lease for a term to be agreed at £40,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Note: It is understood VAT is payable on rents.

## PLANNING

Under the new planning regulations, we believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

## RATES

Rateable Value £38,000

Source – voa.gov.uk

The 2023/2024 standard multiplier is 0.512 (51.2p payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation.

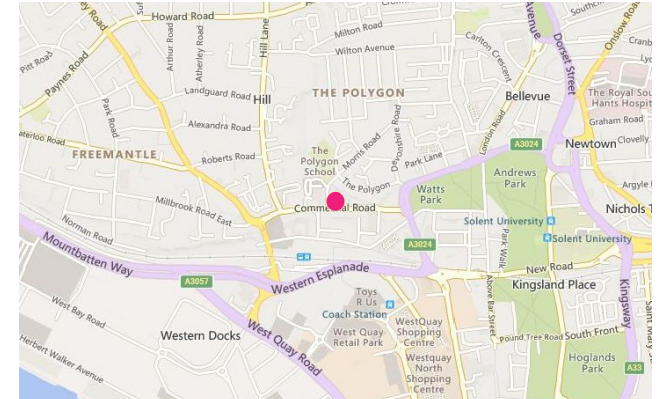
\*If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable. We advise all parties speak to the local authority in the first instance for confirmation.

## EPC

Asset Rating B(47)

## CODE OF LEASING

All interested parties should be aware of the Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.



VIEWING & FURTHER INFORMATION: CALL 023 8022 2292

These details are provided for general information purposes and whilst every effort has been made to ensure accuracy, no responsibility is taken for any errors or omission or miss-statement in these particulars. Noting in these details constitutes an offer or contract. No responsibility or warranty whatsoever is made during negotiations by the agent, seller or lessor. All plans provided are for identification only and are not to be scaled or to be relied upon. No services have been tested and no warranty is given on their existence or condition. All interested parties are required to carry out their own due diligence. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT, in respect of any transaction. No part of this document should be re-produced or transmitted without the prior written consent of the agent.



**Oliver Noble**  
Agent  
onoble@primmeroldsbas.co.uk  
07909 809 511



**Roseanna Liddiard**  
Surveying Executive  
rliddiard@primmeroldsbas.co.uk  
023 8022 2292



**Duane Walker**  
Director  
dwalker@primmeroldsbas.co.uk  
07880 700995

.....

# UNIT 2, ORCHARD HOUSE, 51 COMMERCIAL ROAD

.....



VIEWING & FURTHER INFORMATION: CALL 023 8022 2292

These details are provided for general information purposes and whilst every effort has been made to ensure accuracy, no responsibility is taken for any errors or omission or miss-statement in these particulars. Noting in these details constitutes an offer or contract. No responsibility or warranty whatsoever is made during negotiations by the agent, seller or lessor. All plans provided are for identification only and are not to be scaled or to be relied upon. No services have been tested and no warranty is given on their existence or condition. All interested parties are required to carry out their own due diligence. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT, in respect of any transaction. No part of this document should be re-produced or transmitted without the prior written consent of the agent.



**Oliver Noble**  
Agent  
onoble@primmeroldsbas.co.uk  
07909 809 511



**Roseanna Liddiard**  
Surveying Executive  
rliddiard@primmeroldsbas.co.uk  
023 8022 2292



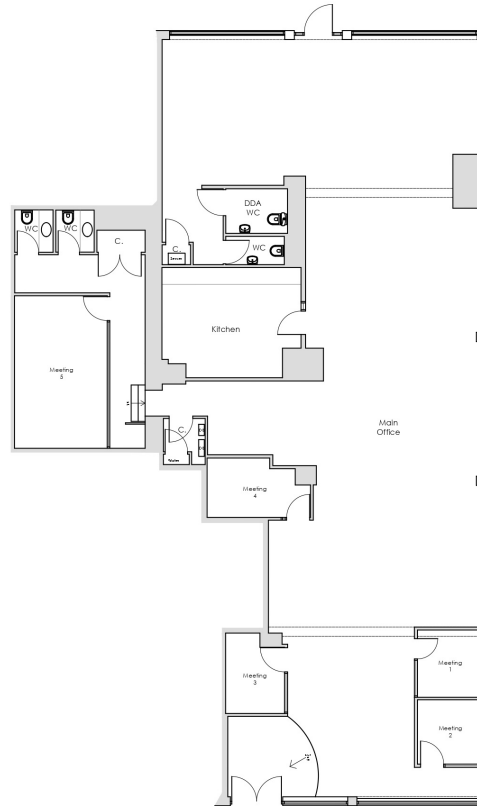
**Duane Walker**  
Director  
dwalker@primmeroldsbas.co.uk  
07880 700995

.....

# UNIT 2, ORCHARD HOUSE, 51 COMMERCIAL ROAD

.....

## FLOOR PLANS



For identification purposes only. Not to scale and not to be relied upon.

**VIEWING & FURTHER INFORMATION: CALL 023 8022 2292**

These details are provided for general information purposes and whilst every effort has been made to ensure accuracy, no responsibility is taken for any errors or omission or miss-statement in these particulars. Noting in these details constitutes an offer or contract. No responsibility or warranty whatsoever is made during negotiations by the agent, seller or lessor. All plans provided are for identification only and are not to be scaled or to be relied upon. No services have been tested and no warranty is given on their existence or condition. All interested parties are required to carry out their own due diligence. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT, in respect of any transaction. No part of this document should be re-produced or transmitted without the prior written consent of the agent.



**Oliver Noble**  
Agent  
onoble@primmeroldsbas.co.uk  
07909 809 511



**Roseanna Liddiard**  
Surveying Executive  
rliddiard@primmeroldsbas.co.uk  
023 8022 2292



**Duane Walker**  
Director  
dwalker@primmeroldsbas.co.uk  
07880 700995