



Primmer Olds **BAS**

TO LET

Detached Office Building with Allocated Parking

61 DEVONSHIRE ROAD, SOUTHAMPTON, HAMPSHIRE, SO15 2GR

KEY FEATURES

- NIA - 2,633 sq.ft (244.62 sq.m)
- Allocated parking spaces in on-site car park
- Good road links to M27 and M3
- Walking distance to Southampton City Centre
- Newly refurbished with new double glazing
- Brand new boiler
- Asking rent: £30,000



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



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61 DEVONSHIRE ROAD

LOCATION

The property is located on Devonshire Road just off The Avenue, connecting Southampton city centre with the M3/M27 motorway network. It is situated within the heart of Southampton approximately one mile to the north of Southampton city centre. The premises is within walking distance to a handful of local and national occupiers. It is close to several green parks including The Common & Watts Park, which provide a nice walk and fresh air.

The M27 is easily accessible via the M271 and the A33 is 0.9 miles to the north.

DESCRIPTION

This beautifully presented detached office building comprises of 2 floors with an added side extension. The property is separated into partitioned offices across both floors, with scope to create larger, open plan office space is desired. There is good natural lighting throughout the office and it also benefits from a courtyard to the rear and allocated parking spaces. The property has been newly refurbished, with new double glazing throughout and a brand new energy efficient boiler recently installed. The owner is willing to install a choice of carpet tiles within the property to suit any incoming tenants taste.

ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Ground Floor	1,332	123.76
First Floor	1,301	120.86
Total Internal Area	2,633	244.62

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 £30,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Note: The property is not VAT registered

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 £20,000

Source - voa.gov.uk

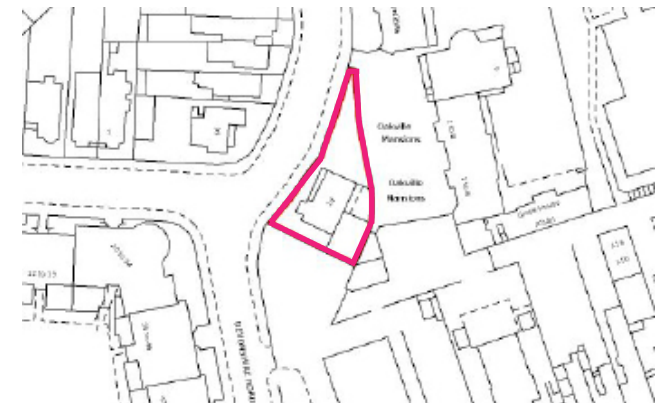
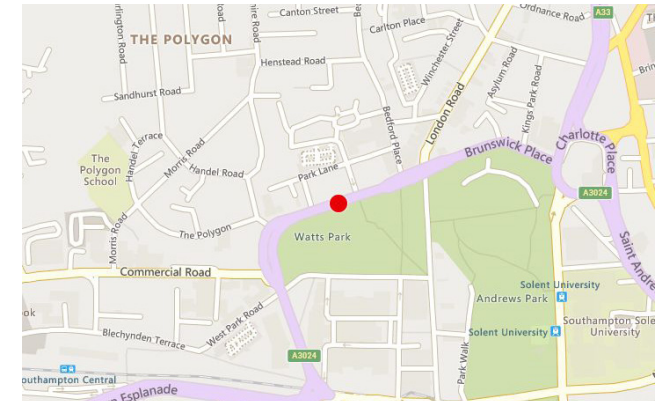
The 2022/2023 small multiplier is 0.499 (49.9p payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation.

EPC

Asset Rating E (112)

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.



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

VIEWING & FURTHER INFORMATION: CALL 023 8022 2292

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