



Primmer Olds **BAS**

# TO LET

## First Floor Office Suite

EQUITY COURT, FIRST FLOOR, 73-75 MILLBROOK ROAD EAST, SOUTHAMPTON, SO15 1RJ

### KEY FEATURES

- NIA - 2,483 sq.ft (230.67 sq.m)
- 11 parking spaces
- Guide rent £25,000 pax
- No VAT
- Well presented office
- Close Proximity to Southampton Central Railway Station (walking distance)



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)

# EQUITY COURT, FIRST FLOOR

## LOCATION

The property is situated on a prominent position on Millbrook Road East, one mile from Southampton City Centre; with excellent road links to the M271 leading to the M27. Southampton Central railway station is within easy walking distance of the premises.

## DESCRIPTION

Equity Court is a multi let three storey office building located in close proximity to central Southampton. Primmer Olds B.A.S. are pleased to advertise the available first floor office space, with a total NIA of circa 2,500 sqft. The premises are easily accessible, by both car and public transport. Southampton Central railway station is just a short walk away, with major bus routes also being available from the main Shirley High St. The subject office has 11 allocated parking spaces, additional parking may be available.

## ACCOMMODATION

Floor Areas	Sq Ft	Sq M
<b>Total Internal Area</b>	<b>2,483</b>	<b>230.67</b>

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 £25,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Note: There is to be a service charge levied to cover communal costs

Note: It is understood VAT is not 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 TBC

Source – voa.gov.uk

The 2022/2023 standard 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.

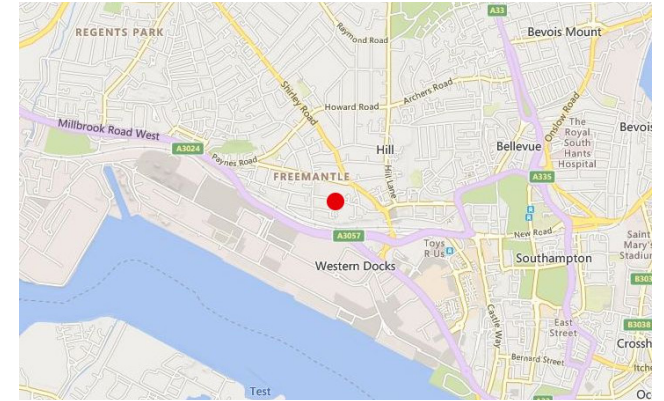
\*If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable. We advise all parties speak to the local authority in the first instance for confirmation.

## EPC

Asset Rating E(104)

## 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.



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