333 Millbrook Road West, Southampton, SO15 0HW



TO LET (May Sell)

Car Showroom/ Business Unit / Warehouse with 10 + m Eaves
Very Prominent Position on Millbrook Road West Opposite Southampton Container Port
Total 13,836 sq ft (1,285.83 sq m)

Description

The property comprises a car showroom with ancillary two storey offices, staff and rest room facilities. .There is a yard to the rear which can be accessed via the warehouse. There is mostly LED lighting, three phase power and an electric roller shutter access door at the front.

There are 20 external car parking spaces and space for loading. The rear yard has 20 external car parking spaces.

The property has most recently been used for vehicle sales but could accommodate a wide range of occupiers.

Specification

- Warehouse/ Showroom
- 10+ m Eaves
- 3 phase power
- Two storey offices
- Staff facilities
- Secure rear yard (accessed via unit)
- 20 Car Parking spaces on forecourt
- EPC Rating – D99
- Business Rates – £97,500 – Occupiers should make their own enquiries with Southampton City Council rates department.

Terms

A new fully repairing and insuring lease is available at an initial rent of £11 per sq ft

The freehold may be available price on application.



Floor Area	Sq Ft	Sq M
Showroom/ Warehouse	13,372	1,242.26
First Floor Office	220	20.42
First Floor Office	244	22.70
Total Floor Area	**13,836**	**1285.38**


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333 Millbrook Rd West
To the M271, & M27
Freightliner Depot
To Southampton City Centre
Port of Southampton

Location

The premises are prominently located on Millbrook Road West and accessed via the eastbound carriageway towards Southampton. The site can also be accessed

The site sits 4 miles south of Junction 3 of the M27 and 1.6 miles west of Southampton City Centre. The freightliner terminal is directly opposite with Dock Gates 4 & 10 both 1.6 miles from the site.

The surrounding area is mostly industrial with some offices, there is a large residential catchment to the north of the site.

Southampton Railway Station is located a 15 minute walk east of the site.



Destinations	Miles
Southampton International Airport	9.1
Southampton Airport Parkway	8.9
Dock Gates 10 and 20	1.6
Southampton City Centre	1.6
M27, Junction 3	1.6

333 Millbrook Road West, Southampton **SAT NAV: SO15 0HW**

VIEWING AND FURTHER INFORMATION
Viewing strictly by prior appointment

Lauren Udall
Realest
07799 623 239
Lauren.udall@realest.uk.com

realest
023 8202 3999
realest.uk.com

Legal Costs

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

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