For Sale

- Rare freehold opportunity for SMEs
- 4.5m eaves height
- Dual access from Mill Road and Stanton Road
- Hybrid industrial / office accommodation
- Allocated parking with additional free on-street parking

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Hybrid Industrial / Office Unit

4,099 sq ft (380.8 sq m)

Unit 8, Stanton Industrial Estate, Stanton Road, Southampton, Hampshire, SO15 4HU

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Description

Mid-terrace industrial / warehouse unit of steel portal frame construction with brick walls beneath a pitched roof incorporating translucent roof lights.

The ground floor comprises a front office with an independent access from Mill Road, leading to an open warehouse with 4.5m minimum eaves and additional storage space beneath the mezzanine (approx. 2.4m height). There is a roller shutter loading door (approx. 4.0m x 3.72m) accessed from Stanton Road Industrial Estate. Single phase power and an alarm system are installed.

The first floor comprises a mix of open plan and private offices, fitted with LED lighting, gas central heating, vinyl flooring, perimeter trunking, fibre internet and optional office furniture.

There are kitchen facilities and two WCs. There are two allocated parking spaces within the industrial estate, together with extensive unrestricted parking on Mill Road.

Accommodation (Approximate GIA)

Floor	Area (sq ft)	Area (sq m)
Ground Floor Office and Warehouse	2,789	259.1
First Floor Offices	1,310	121.7
Total	**4,099**	**380.8**

Energy Performance Certificate

EPC rating D99. A copy of the EPC is available on request.

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Terms

We are instructed to seek offers in the region of £435,000 for the freehold interest.

Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £21,750. The current SBR multiplier is 43.2p.

We recommend that prospective tenants or purchasers verify this with the Valuation Office.

VAT

We are advised that VAT will not be payable.

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Location

The property is situated on Stanton Road Industrial Estate, within the established Millbrook area approximately 2-3 miles west of Southampton city centre.

The estate benefits from dual access via Stanton Road and Mill Road, providing good circulation and flexibility for occupiers.

Stanton Road links to Regents Park Road and the A33 (Millbrook Road West), offering convenient access to the M271/M27 motorway network and Southampton Docks.

For all enquiries:

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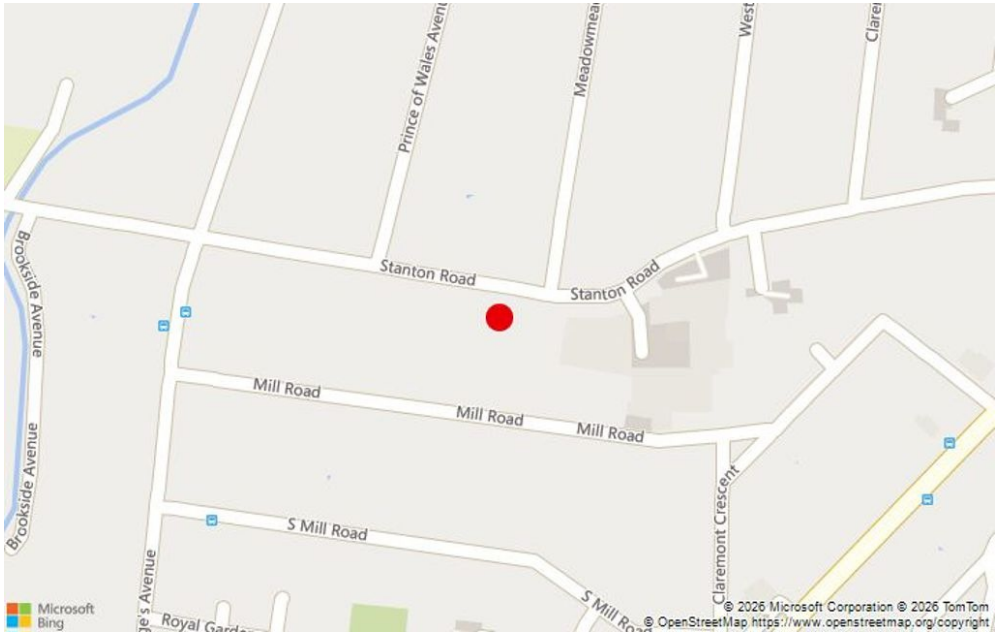
Map



Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors. Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transactions. The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100064761

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