

TO LET

Centrally located industrial unit

UNIT 12 BELGRAVE INDUSTRIAL ESTATE, BELGRAVE ROAD, SOUTHAMPTON, HAMPSHIRE SO17 3EA

Key Features

- Gross Internal Area 117.48 sq m (1,265 sq ft)
 - Close proximity J5 M27 and M3
 - Trade counter
 - Forecourt parking (3 spaces in total)
- Nearby occupiers: City Plumbing Supplies, Covers and SES Autoparts.
- 100% Small Business Rates Relief (subject to eligibility)



Primmer Olds B&A S
61 Cromwell Road, Southampton,
Hampshire SO15 2JE
Enquiries: Call us on 023 8022 2292



Unit 12 Belgrave Industrial Estate, Belgrave Road

DESCRIPTION

Belgrave Industrial Estate is an established estate with a range of industrial and trade counter occupiers. One of its key features is its accessible location between Portswood Road and Thomas Lewis Way providing easy access to Junction 5, Junction 7 & Junction 8 of the M27. Internally the unit currently consists of workshop/warehouse with part offices, plus kitchen and 2 x WCs.

There are 3 allocated parking spaces.

ACCOMMODATION

Floors Areas	Sq Ft	Sq M
Gross Internal Area	1,265	117.52
Total	1,265	117.52

PLANNING

All parties are advised to make their own enquires of the local authority for confirmation.

RATES

Rateable Value £8,100
Source - voa.gov.uk
The 2019/2020 standard multiplier is 0.491 (49.1 payable per £1). This determines what business rates are payable.
If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable.
All parties are advised to make their own enquiries for confirmation.

EPC

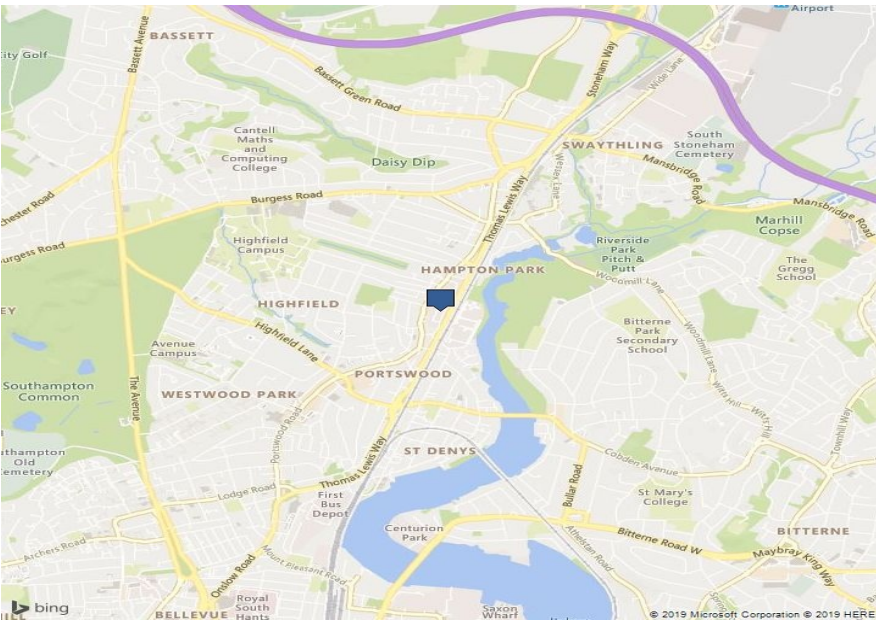
Rating E-112

TERMS

Available by way of a new full repairing and insuring lease for a term to be agreed at £13,250 per annum exclusive of rates VAT (if applicable) and all other outgoings.

The ingoing tenant will be required to contribute towards the landlords legal costs.

Note: There is to be a service charge levied to cover communal costs
Note: It is understood VAT is payable on rents.



VIEWING & FURTHER INFORMATION: CALL 023 8022 2292



Mr Patrick Mattison
Director
pmattison@primmeroldsbas.co.uk

Property Misdescriptions Act 1991 – Services & Planning. We have not tested any of the service installations including heating and lighting. Prospective purchasers or tenants should satisfy themselves independently that appropriate connections exist and as to the state and condition of such items. Any plans included in these particulars are provided only to indicate the general location of the property. 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. Misrepresentation Act 1967 – Whilst all the information in these particulars is believed to be correct neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. No representative of Primmer Olds B.A.S has any authority to make or give any representation or warranty whatsoever in relation to this property. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.



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