

**16 FREEMANTLE BUSINESS CENTRE
152 MILLBROOK ROAD EAST
SOUTHAMPTON SO15 1JR**



**OFFICE WITH DESIGNATED PARKING
585 FT² (54.3 M²)**

01962 855885
pearsons.com/commercial



- Modern offices
- Suspended ceilings and perimeter trunking
- Short walk to railway station
- Courtyard setting
- Designated parking space plus visitors' parking
- For sale by Public Auction with a Guide Price of £95,000 + fees* Freehold.

LOCATION: The property is one of 21 Units in a courtyard setting off Millbrook Road East, close to Southampton City Centre, with excellent road links to the M27 and M271. The central mainline railway station is a short walk away.

DESCRIPTION: The property comprises a two storey modern office which has been well fitted out with suspended ceilings, category II lighting, perimeter trunking and air conditioning to the first floor.

The kitchen is also well fitted and the cloakroom incorporates features for disabled use.

A designated car parking space is held with each of the 21 offices, together with a similar number of visitors' spaces serving the business centre as a whole.

EPC RATING: D (76)

RATEABLE VALUE: The current rateable of the office is £6,200. The purchaser may therefore qualify for small business rates relief. Any intending purchaser should make their own enquiries of Southampton City Council, telephone 023 8083 3002

TERMS: The freehold interest is available by public auction on Wednesday 5th February 2020 at 11.00am. To be held at the Ageas Suite, Ageas Bowl Cricket Ground, West End, Southampton SO30 3XH.

SERVICE CHARGE: £534.35 + VAT per annum.

***ADDITIONAL FEES:**

Buyers Admin Fee: £600 inc VAT (£500 + VAT), payable on exchange of contracts.

Disbursements: Please see legal pack for any disbursements listed that may become payable by the purchaser on completion.

VIEWING AND FURTHER INFORMATION:

PEARSONS COMMERCIAL
01962 855885
www.pearsons.com/commercial

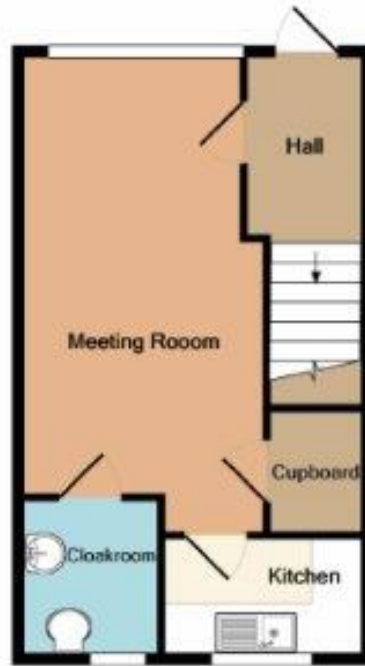
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*** MONEY LAUNDERING PROCEDURES ***

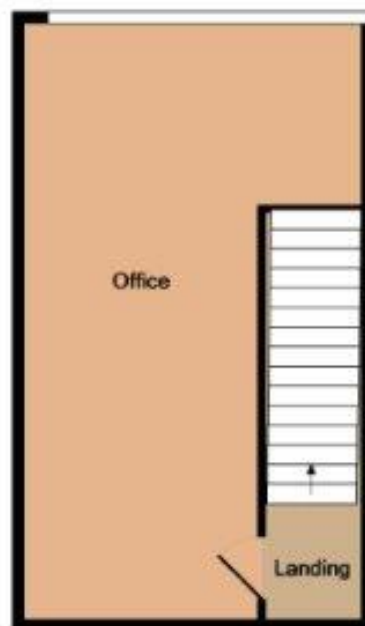
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IF, YOU ARE INTENDING TO BID ON BEHALF OF A THIRD PARTY, THEN WE WOULD REQUIRE BOTH ID

FOR YOURSELF, PLUS A CERTIFIED COPY OF PHOTO ID FOR THE INTENDED PURCHASER.



Ground Floor



1st Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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