

Primmer Olds B&A S

# TO LET

## Office with Parking

SUITE F1, THE MILL HOUSE CENTRE, MILL ROAD, TOTTON, SOUTHAMPTON, SO40 3AE



### KEY FEATURES

- Total NIA 785 sq ft (72.92 sq m)
- First floor office suite
- 2 Car parking spaces
- Communal meeting room available
- Close to Totton train station
- Close to M271 / M27

Call us on 023 8022 2292 | [www.primmeroldsbas.co.uk](http://www.primmeroldsbas.co.uk)



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

# SUITE F1, THE MILL HOUSE CENTRE

## DESCRIPTION

The property is located in the town of Totton, which is positioned between Southampton and New Forest. The M271 is just to the east which provides access to J3 M27. Alternatively J2 M27, which is just to the north, can be accessed via Salisbury Road (A36).

The Mill House Centre is conveniently located facing Commercial Road providing easy walking distance to the retail shops at Totton Shopping Centre.

## ACCOMMODATION

Floor Areas	Sq Ft	Sq M
<b>Total</b>	<b>785</b>	<b>72.92</b>

\*Measured on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice, 6th Edition.

## PLANNING

We understand the current permitted use to be B1 office. All parties are advised to make their own enquiries of the local authority for confirmation.

## RATES

Rateable Value Included with rent

Source - voa.gov.uk

The 2018/2019 standard multiplier is 0.493 (49.3p payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation.

## EPC

Asset Rating TBC

## TERMS

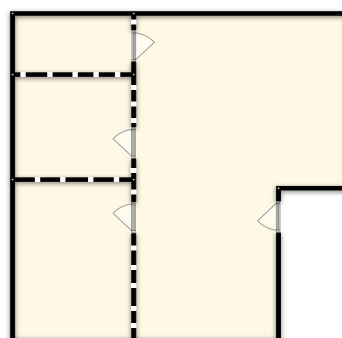
Available by way of an assignment of an Internal Repairing and Insuring lease expiring and including 30th June 2020 at a passing rent of £10,000 per annum exclusive of rates, VAT (if applicable) and all other outgoings.

**Note: We have been advised VAT is payable on the rents.**



Please note internal image is from 2014.

Suite F1



For identification purposes only. Not to scale and not to be relied upon.



**VIEWING & FURTHER INFORMATION: CALL 023 8022 2292**



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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.