



## Unit 1 Freemantle Business Centre

152 Millbrook Road East, Freemantle, Southampton SO15 1JR

FOR SALE | 664 sq ft (61.69 sq m)



HELLIER  
LANGSTON

## Description

The premises comprise a purpose built, 2 storey, end of terrace business unit/ office with a pitched tile roof and brickwork elevations with curtain wall glazing to the front elevation at both ground and first floors. Externally, the premises benefit from 1 x dedicated car parking space, with access to further visitor's spaces.

Internally the premises are mainly open plan with painted plaster ceilings and walls (painted blockwork walls at ground floor level), with solid carpeted floors.

The first floor benefits from a vaulted ceiling incorporating a velux roof light within the rear pitch of the roof.

## Summary



1 dedicated car parking space



Single WC



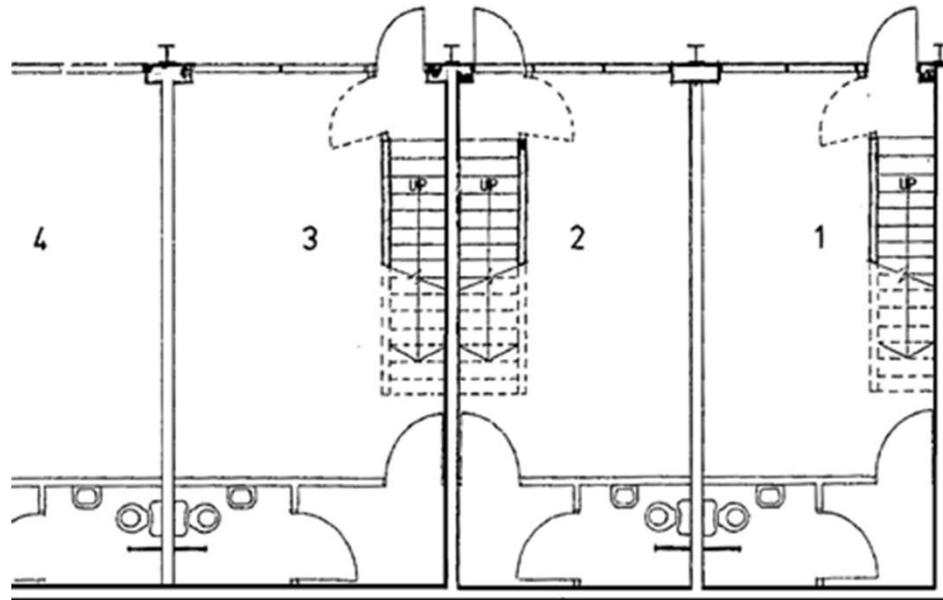
Double Glazed



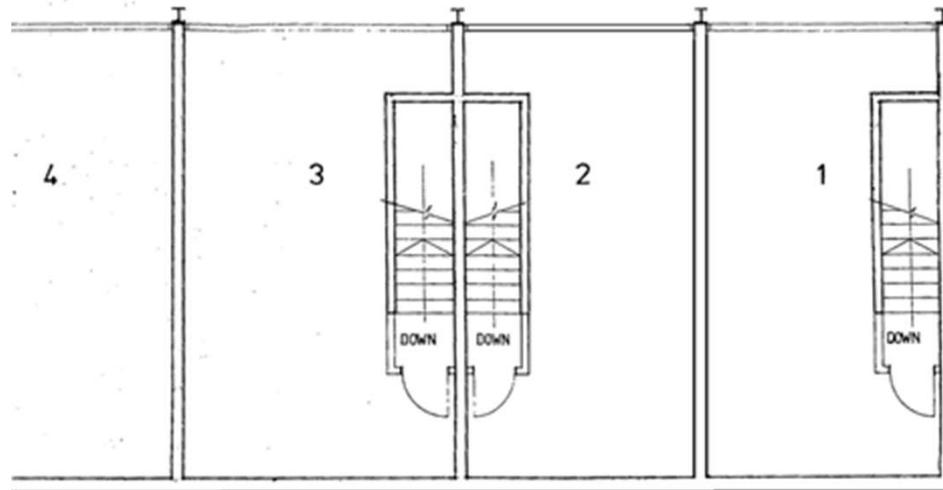
Open plan and self-contained



Central location



Ground Floor



First Floor

## Accommodation

The premises have been measured to Gross Internal Area as follows:

Floor	sq m	sq ft
Ground floor	30.90	333
First floor	30.79	331
<b>Total</b>	<b>61.69</b>	<b>664</b>



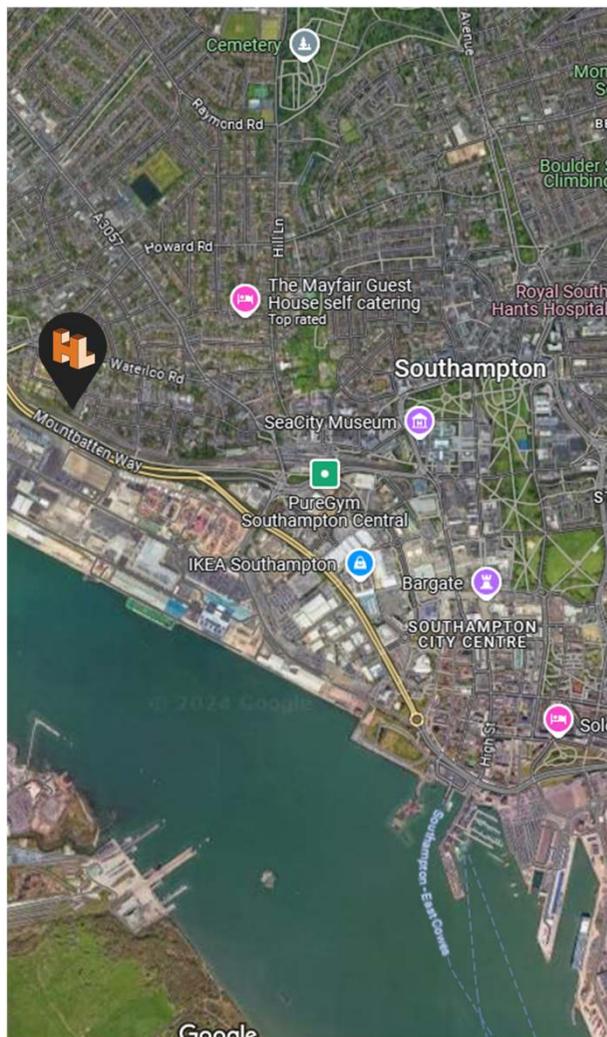
## Location

The property is located on the southern side of Millbrook Road East, approximately ½ mile west of Southampton Central Railway Station.

Junction 14 of the M3 is approximately 4 miles to the north via Hill Lane, Winchester Road and Bassett Avenue. The southern end of the M271 is approximately 2.3 miles to the west via Millbrook Road West.

## EPC

C-67



## Title

The premises are available freehold

## Price

£130,000

## Rateable Value

The premises are currently assessed as offices and premises with a 2023 Rateable Value of £6,000

## Service Charge

There is a service charge for the communal running costs of the business centre together with estate management. Further information available upon request.

## AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

## VAT

We understand that VAT is payable.

## Viewing

Strictly by appointment with the sole agents, Hellier Langston

Please scan the QR code to access further information on our website.



Schedule an appointment

[www.hlp.co.uk](http://www.hlp.co.uk)

T: 01329 220111

E: [Fareham@hlp.co.uk](mailto:Fareham@hlp.co.uk)

T: 02382 022 111

E: [southampton@hlp.co.uk](mailto:southampton@hlp.co.uk)

Contact our agency team

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