Flude
PROPERTY CONSULTANTS

Unit 1, Mountbatten Business Centre
Millbrook Road East, Southampton, Hampshire, SO15 1HY

TO LET

Modern Office Building
Sizes from 845 - 2,540 sq ft

Key Features:

- Well located within Southampton with easy access to M271
- Six allocated parking spaces
- Suit a variety of uses (stp)
- Flexible accommodation
- Rent - £30,000 pax
- New lease, subject to vacant possession
- Option to split the unit, on a floor by floor basis

Location

Mountbatten Business Park is situated in a convenient position in Millbrook Road East, one mile from Southampton City Centre. The park benefits from excellent transport communications with easy access to the M271, leading to the M27 and the wider motorway network and Southampton Central railway station, situated 0.3 miles away by foot, providing a direct service to London Waterloo, in approximately 1 hour and 20 minutes.

Southampton Airport is a short journey from the park and provides national and international flights to 27 destinations.

Description

Mountbatten Business Park provides terraced office suites which have been designed to provide flexible accommodation ideally suited to office, studio, research and light assembly uses. Each building has car parking immediately outside together with an overflow car park to the rear of the business park.

The subject premises are situated over ground, first and second floors and comprise an open-plan office accommodation. The suite benefits from six allocated parking spaces.

There is also the option for the units to be split, on a floor by floor basis.

Accommodation

The accommodation has an approximate Net Internal Area (NIA) of 2,540 sq ft (235.9 sq m).

EPC

Planning

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease for a term to be agreed at a commencing rent of £30,000 per annum exclusive.

There is also the option for the units to be split, on a floor by floor basis.

The service charge is £4,241 per annum and the building insurance is £1,238.78 per annum.

Business Rates

Rateable Value (2023): £25,250

VAT

We understand the property is registered for VAT.

Legal Fees

Each party to bear their own legal costs incurred.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

5 August 2026

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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