Flude
PROPERTY CONSULTANTS

SUBSTANTIAL DETACHED OFFICE BUILDING SUITABLE FOR A VARIETY OF USES
FROM 1,400 TO 6,500 SQ FT




# TO LET

**Commodore House, Mountbatten Business Centre**
**Millbrook Road East, Southampton, Hampshire, SO15 1HY**

## Key Features

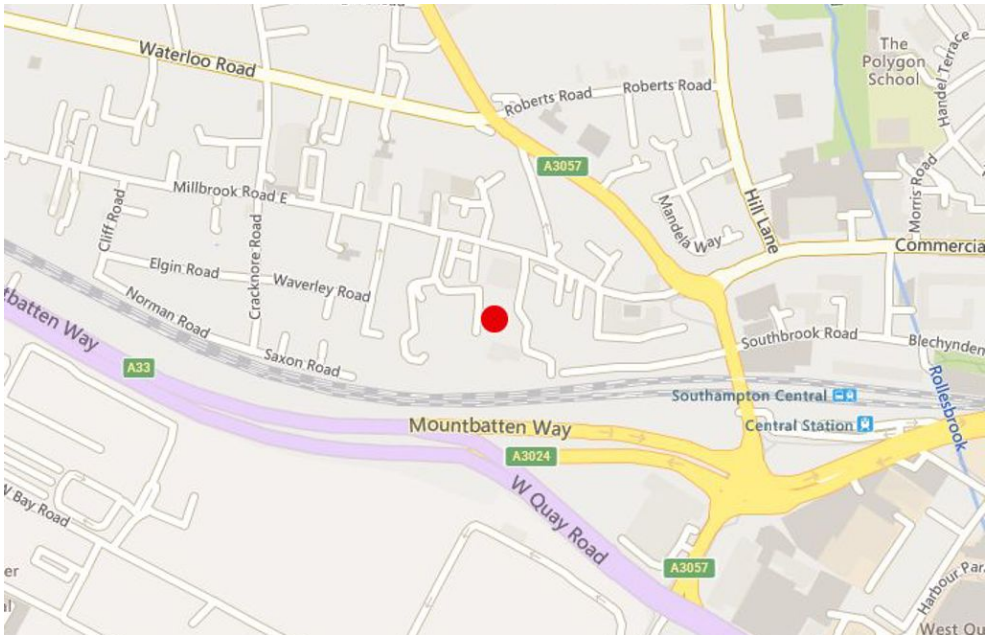
- Well located within Southampton with easy access to M271
- Potential to create up to five self-contained suites
- Flexible layout with scope to suit occupier requirements
- Opportunity to influence the design at an early stage
- Suitable for a range of potential uses, including offices, nursery, leisure, education, wellness and religious purposes (subject to planning)
- 20 dedicated parking spaces
- To be offered on a new FRI lease, with rent on application



## Location & Situation

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

Commodore House provides approximately 6,600 sq ft of office accommodation arranged over two floors. The building is available as a whole or has the potential to be subdivided to create up to five self-contained suites, with units available from approximately 1,400 sq ft. As the design process is at an early stage, there may be scope to tailor the configuration to suit an occupier's requirements.

A programme of refurbishment works is planned, and the landlord may be able to assist with occupier fit-outs. The accommodation may be suitable for a range of uses, including offices, nursery, leisure, education, wellness and religious purposes, subject to planning.

The property is to be offered on a new FRI lease, with rent available on application. Please contact the agent for further information.





## Rateable Value

Rateable Value (2026): £77,000 (whole).

Occupiers will pay approximately 48% of this per annum.

## EPC

We understand the property has an EPC rating of C (expiry date - 10/02/2026).

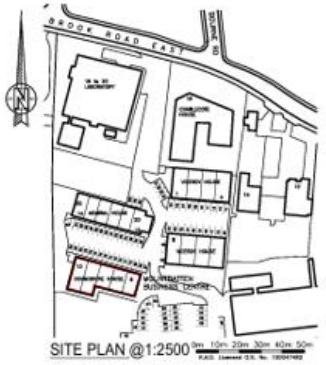
## Planning

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








KNIGHT ARCHITECTURAL DESIGN

HOLLOWAY ILIFFE & MITCHELL

UNITS 9-13 COMMODORE HOUSE
MOUNTBATTEN BUISNESS CENTRE,
MILLBROOK ROAD EAST,
SOUTHAMPTON, SO15 1HY

FLOOR PLANS

| 1:200@A4 | DEC 2024 | | | |
|---|---|---|---|---|
| KAD | 01 | A | EX | . |

FLOOR PLAN For identification purposes only.

## Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease for a term to be agreed. Rent on application.

There is a service charge and building insurance will be recharged.

## Legal Fees

Each party to bear their own legal costs incurred.

A reservation fee of £950, plus VAT is to be paid to the Landlord prior to the issuing of the draft lease.

## VAT

We understand the property is registered for VAT.

Flude
PROPERTY CONSULTANTS

## Further Information

Please contact the sole agents Flude Property Consultants:

Aaron Lees
a.lees@flude.com
01273 740387

Louis Burch
l.burch@flude.com
023 9262 9010

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.

30 October 2026