

TO LET

Second Floor Office Suite

Suite 6, Sarisbury Building, 180 Bridge Rd, Sarisbury Green, Southampton SO31 7EH

Key Features

- Net Internal Area 278 Sq Ft (25.80 Sq M)
- Rent £3,750 per annum
- Flexible lease terms
- Allocated parking
- Easy access to M27, Junction 9
- Within close proximity to Swanwick Train Station



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Cumberland House, 15-17 Cumberland Place, Southampton, Hampshire SO15 2BG

Location

The office suite available is located on Bridge Road in Sarisbury Green.

The property has easy access to the M27 motorway via J9 situated between major commercial centres of Portsmouth and Southampton. Swanwick Train Station is a five minute drive away.

Description

The property consists of second floor office space with a comunal kitchen area and W/C. There is an allocated parking space and ample public parking located at the front of the property.

/// What3words: friends.patio.blissful

Terms

Available by way of a new flexible lease for a term to be agreed at an initial rent of £3,750 per annum exclusive of rates, VAT (if applicable) and all other outgoings.

We are advised a small service charge is levied to cover the cost of communal services including; cleaning of common areas, maintenance of exterior, entry system etc.

Accommodation

Floor Areas	Sq Ft	Sq M
Total Net Internal Area	278	25.80

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.



VAT

We understand that VAT is not payable, however all parties are advised to make their own enquiries into the matter.

Planning

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

EPC

Asset Rating C (62)

Rateable Value

2025/26 Rating - £4,550 2026/27 Rating - £4,700
Source www.gov.uk/find-business-rates

Code of Leasing

All interested parties should be aware of the RICS Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.