

**TO LET**

Office Space

**Suites At The Millhouse  
Business Centre, Mill  
Road, Totton, Hampshire,  
SO40 3AE**

**Key Features**

- 12 month licence agreements
- Communal meeting room available
- Lift to all floors with 24hr access
- Easy access to the M271 and M27
- Excellent transport links



**GET IN TOUCH:** 023 8022 2292 | [www.mavarealestate.co.uk](http://www.mavarealestate.co.uk)

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

## Location

The property is located in Totton, just off the Totton by-pass, providing easy access to the M271 and M27. Nearby occupiers include Argos, Lidl, City Electrical Factors (CEF) & Newmans Suzuki.

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

## Description

The property is situated as part of a well known business centre and comprises office accommodation over 4 floors.

There is free use of the on-site meeting space and communal kitchen with lift access to all floors and 24hr access.

There is BT and Virgin superfast fibre available by way of separate negotiation which supplies a gigabit connection.

/// What3words: [sleep.town.edges](#)

## 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 (53)

## Rateable Value

Rating To be assessed  
Source [www.gov.uk/find-business-rates](http://www.gov.uk/find-business-rates)

## Terms

S4 - Available at a rent of £8,100 per annum exclusive of utilities rates, business rates, and service charge.

G1 - Available at a rent of £14,500 per annum exclusive of utilities rates, business rates, and service charge.

T2 - Available at a rent of £19,000 per annum exclusive of utilities rates, business rates, and service charge.

Tenant would be responsible for internet and phone costs.

Note: It is understood VAT is payable on rents.

## Accommodation

Floor Areas	Sq Ft	Sq M
S4	343	31.87
G1	841	78.13
T2	1,105	102.65

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

## 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.

**Suite G1**



**Suite S4**



**Suite T2**

