



## 2 Mount Pleasant Industrial Estate, Mount Pleasant Road, Southampton, SO14 0SP

Well Located Industrial Unit With a Secure Yard

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	1,994 to 2,857 sq ft / 185.25 to 265.42 sq m
<b>Rent</b>	£21,500 per annum
<b>Rates Payable</b>	£7,808 per annum
<b>Rateable Value</b>	£15,250

### Key Points

- Secure Yard
- Convenient Location
- Suitable for a Variety of Uses
- Modern Industrial Unit



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## Description

The property is semi-detached industrial unit of a steel portal frame structure and benefits from having roller shutter loading door, separate pedestrian access, strip lighting and WC with wash-hand basin on the both the ground and first floors.

The unit also benefits from having a secure yard, with direct access from the estate road.

Eaves height 4.91m

Loading height 3.96m width 3.76m

## Location

The subject unit is at the entrance of Mount Pleasant Industrial Estate and easily accessed from either Mount Pleasant Road to the west or Radcliffe Road to the south. Both these roads link to arterial routes out of the city and link to the M27 motorway network.

## Accommodation

The accommodation comprises the following areas:

Name	Sq ft	Sq m	Availability
Ground	1,994	185.25	Available
Mezzanine	863	80.18	Available
<b>Total</b>	<b>2,857</b>	<b>265.43</b>	

## Terms

Available on a new full repairing and insuring lease for a term to be agreed.

## Business Rates

Rateable Value £15,250

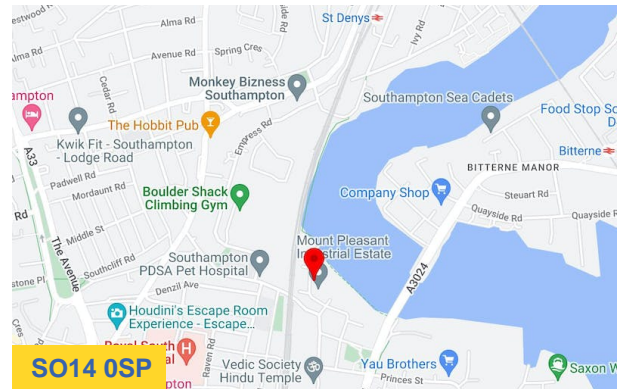
You are advised to confirm this figure with the local authority before making a commitment to lease.

## Other Costs

A service charge is payable to cover costs such as maintenance and repair of common parts, landscaping, management fees. Additionally Building Insurance is also payable.

Each party to be responsible for their own legal costs incurred in the transaction.

Unless stated, all prices and rents are quoted exclusive of VAT.



## Viewing & Further Information

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