



HELLIER
LANGSTON
Commercial Property Consultants

TO LET

**FIRST 3 MONTHS
RENT FREE***

**Serviced office space in period building
The Mill House Centre, 108 Commercial Road,
Totton, Southampton SO40 3AE**



KEY FEATURES

1,301 sq ft (120.88 sq m)

Fully inclusive rent (telecoms
and internet costs are extra)

Flexible terms available

Centrally heated

4 allocated car parking spaces

Close to town centre facilities

Good access to public
transport including Totton
Railway Station within 2
minutes' walk

Lift access

Call us on: **02382 022 111**

Visit: www.hlp.co.uk

Hellier Langston

Enterprise House, Ocean Village
Southampton SO14 3XB

*Subject to minimum 12 months' contract

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Description

The Mill House Centre comprises a converted Victorian Flower Mill of 4 storeys, with brick and part clad elevations under a pitched slate roof incorporating dormer windows on the third floor.

Internally the space is a combination of open plan and cellular space, with carpeted floors and painted plaster walls, with a part suspended ceiling incorporating reset light fittings.

The space has its own dedicated WC (additional WCs are located within the common parts), and a small kitchen area.

Accommodation

The property has been measured to NIA as follows:

Floor	sq m	sq ft
Third Floor	120.88	1,301

Terms

The premises are available by way of a fully inclusive licence for a term to be agreed. A longer term can also be made available by way of a lease

Licence fee

£1,495 per month (£17,940 per annum) plus VAT

Legal Costs

Each party to be responsible for their own legal costs



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Location

The Mill House Centre is accessed via Mill Road from the A36 Commercial Road to the east of central Totton. Totton Railway Station is only 2 minutes walk to the east via the A36 and Station Road North.

The A36 Commercial Road connects with the A35 Totton bypass to the east providing access to central Southampton, as well as access to the motorway network via the Redbridge roundabout at the southern end of the M271 (0.7 miles). To the west, the A36 joins the A336 Ringwood Road, providing access to The New Forest, and Junction 2 of the M27 via the A36 Salisbury Road

Viewing

Strictly by appointment with the sole agents:

Jason Webb
Hellier Langston
023 8057 4513
jason@hlp.co.uk

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Jason Webb
d: 02380 574513
m: 07989 959064
e: jason@hlp.co.uk

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