

NEWTON SCOTT

COMMERCIAL PROPERTY CONSULTANTS

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MIXED-USE INVESTMENT FOR SALE OFFICE / RETAIL UNIT PLUS 3 BED MAISONETTE



9/11 PIRELLI WAY, NUTBEEM ROAD
EASTLEIGH, SO50 5GE

LOCATION

This attractive modern three storey building is conveniently located close to Eastleigh town centre, and approached via Leigh Road and Nutbeam Road, allowing quick and easy access to the M3 and M27 motorways, and therefore further a-field via the national motorway network.

Southampton International Airport, Parkway Mainline station, and Junction 5 of the M27/M3 are within about five minutes travelling time, with Southampton City Centre approximately 8 miles to the South West.

DESCRIPTION

The building is located amongst several similar modern properties each providing a ground floor office / retail unit plus a well-proportioned 3-bedroom, 2-bathroom maisonette on the first and second floors.

9 Pirelli Way – Commercial:

The ground floor commercial unit is approached via a personnel door within the fully glazed frontage, leading directly into the main reception area. The suite has been partitioned to create two private meeting / beauty rooms, together with a kitchenette, private toilet and access door to the rear of the building.

Amenities include recently fitted wood laminate flooring, gas fired central heating, fluorescent lighting, a fitted kitchen, and a private/disabled toilet. There is on-site parking for one car. Additionally, there is free local parking.

The total floor area amounts to approximately 625 square feet, measured on a net internal basis.

11 Pirelli Way – Residential:

The maisonette is accessed to the rear of the building having its own private entrance at first floor level. The accommodation is arranged as three bedrooms (one with en-suite), together with a further bathroom and toilet on the second floor, plus a well fitted kitchen and a bright and spacious reception on the first floor.

The approximate dimensions of the maisonette are as follows:

Bedroom 1:	11/9" x 8/3"
En-suite bathroom:	4/6" x 8/0"
Bedroom 2:	8/9" x 6/0"
Bedroom 3:	10/6" x 8/0"
Bathroom:	5/9" x 6/3"
Kitchen:	9/9" x 7/3"
Reception:	11/3" x 10/6"
Toilet, Entrance Lobby:	plus 5/4" x 4/3"

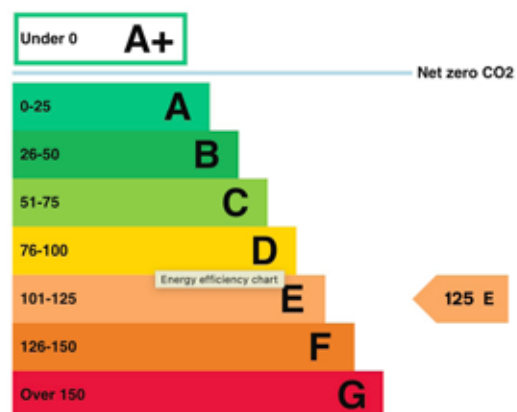
ANTI MONEY LAUNDERING

Under the Anti-Money Laundering (Amendment) Act 2017 we are required to verify the identity of any proposed purchaser prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute.

EPC - 9 PIRELLI WAY

Energy rating and score

This property's energy rating is E.

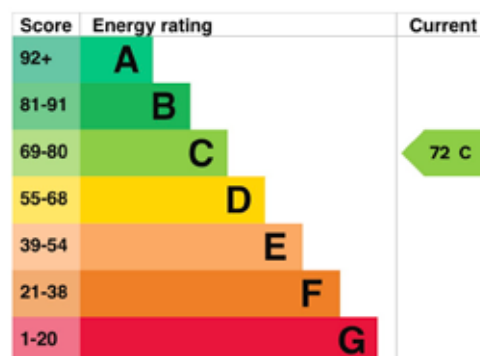


EPC - 11 PIRELLI WAY

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



TERMS

Tenure: Freehold

Commercial: The lease is due to be granted for a term of 6 years, on an FRI basis, subject to a tenant's lease break option at the end of the third year. 6 months' rent deposit to be held.

The rent is £8,000 per annum payable quarterly in advance, no VAT, and is subject to a rent review at the end of the third year. The tenants pay all local rates and a contribution towards the landlord's maintenance and insurance of the building.

Residential: Held on an Assured Shorthold Tenancy from July 2025 for 12 months.

The rent is £1,000 per month (£12,000 pa.), The tenants pay all council taxes and a contribution towards the maintenance and insurance of the building.

Rates: See below:

Commercial: Commercial: According to enquiries of the Valuation Office (www.voa.gov.uk) the RV is £7,600.00. Expect to pay 49.9 in £, or £3,792.40 per annum currently.**Residential:** According to enquiries of the Valuation Office (www.voa.gov.uk) the Council Tax applicable is Band B - £1,740.03 per annum currently.

Price: On application

Legal costs: Each party will bear their own legal costs.

CODE OF PRACTICE FOR COMMERCIAL LEASES IN ENGLAND & WALES
The landlord has regard to the recommendations of the voluntary code of practice for commercial leases in England & Wales. If you are professionally represented, you should ask your adviser for a copy. Alternatively, the document can be found at www.commercialleasecode.co.uk or obtained from the Royal Institution of Chartered Surveyors, telephone number 020 7334 3806.

Misrepresentation Act 1967: Newton Scott Commercial Property Agents, for themselves and for the Vendor, Lessor or Landlord of this property for whom they act, give notice that:

1. These particulars have been produced in good faith and are a general outline only for the guidance of prospective purchasers or lessees and do not constitute the whole or any part of an offer or contract.
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Rear elevation to Maisonette



11 Pirelli Way - Kitchen



11 Pirelli Way - Reception Room



9 Pirelli Way - Main Reception Area



9 Pirelli Way - Consultation Room



Front entrance



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