

## TO LET

Class 'E' Office Building In Popular  
Business Park

# Unit 8, Berrywood Business Village, Tollbar Way, Hedge End, Hampshire, SO30 2UN

## Key Features

- Net Internal Area – 10,429 sq.ft (968.88 sq.m)
- Rent £203,365 per annum
- Attractive setting
- Allocated parking spaces
- Adjacent J7 M27
- Fully Managed Business Estate
- Modern Office



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3 West Links, Tollgate, Chandler's Ford, Hampshire SO53 3TG

## Location

Berrywood Business Village is a well managed office park situated approximately 10km (6 miles) to the north east of Southampton City Centre to the south east of Eastleigh.

The Business Village fronts onto the B3342 (Tollbar Way), approximately 2.5km (1.5 miles) north east of Junction 7 of the M27 Motorway, which provides east- west communications and links with the M3 to the west at Junction 4.

Hedge End railway station is approximately 1.3 Km (0.8 miles) to the east, while Southampton International Airport and Southampton Parkway mainline railway station are also located close to Junction 5 of the M27.

## Description

The building comprises of large open plan floor space with numerous office/ meeting rooms and ample storage space. There are W/C facilities and a kitchen. There is a reception at the front of the building.

The building benefits from 53 allocated parking spaces.



## Terms

Available by way of a new internal repairing and insuring lease for a term to be agreed at £203,365 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Note: There is to be a service charge levied to cover communal costs.

Note: It is understood VAT is payable on rents and service charge.

## 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

To be assessed

## Rateable Value

Rating £165,000

Source [www.gov.uk/find-business-rates](http://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.

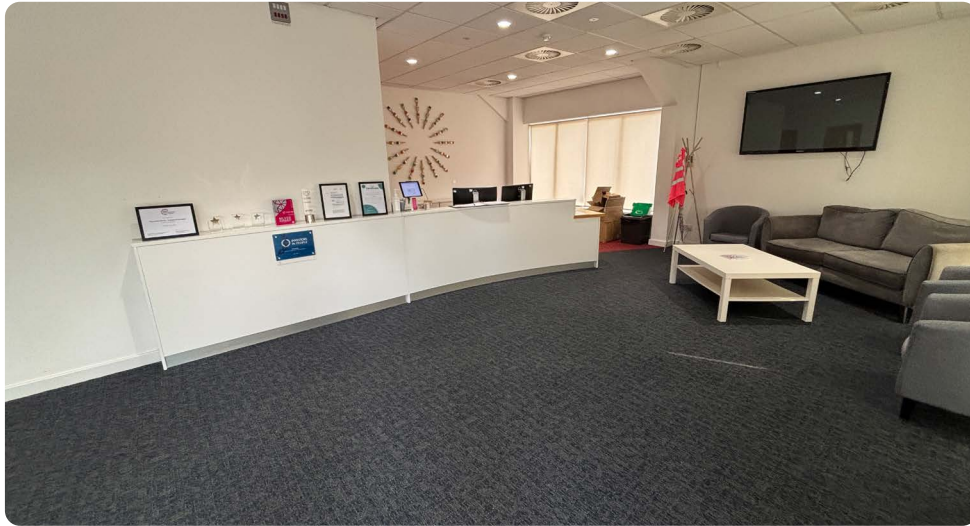


What3words: **bars.belt.unfair**

## Accommodation

| Floor Areas             | Sq Ft  | Sq M   |
|-------------------------|--------|--------|
| Total Net Internal Area | 10,429 | 968.88 |
| x53 Parking Spaces      |        |        |

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



## Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

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