



Suite A Ground Floor

Unit 2, Wessex Business Park, Wessex Way, Colden Common, SO21 1WP

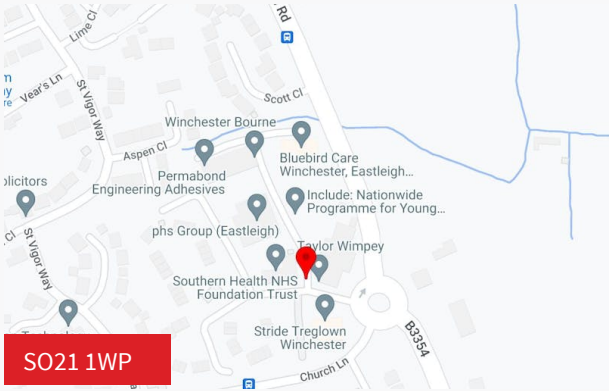
Ground floor office suite with parking

789 sq ft
(73.30 sq m)

- 4 parking spaces and access to shared EV points
- Primarily open plan layout, with meeting room and private office
- Suitable for a range of office, medical, therapy uses within class E.
- Shared male & female w/c with shower facilities
- Shared kitchenette

Summary

Available Size	789 sq ft
Rent	£15,250 per annum
Rates Payable	£5,114.75 per annum An occupier may benefit from 100% small business rates relief. Enquiries should be made through Winchester City Council
Rateable Value	£11,750
Service Charge	£8,400 per annum *Inclusive of electricity, gas and water usage*
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (54)



Description

The premises comprise a ground floor office suite within a two-storey office building. The suite is mainly open plan with a private office and a partitioned meeting room that benefits from having air conditioning. The suite benefits from excellent natural light, and is fitted with perimeter trunking, LED lighting, and is to be redecorated throughout. The suite is accessed via a secure entrance lobby, where there is a shared kitchenette and male and female toilets and shower.



Location

Wessex Business Park is located on the B3354, at the roundabout at Colden Common, between Fair Oak to the south (approximately 2 1/4 miles) and Winchester to the north, (approximately 5 miles). There is access to the M3 at Junction 11 (St Cross, Winchester) and Junction 12 (Chandlers Ford, North).



Terms

A new Fully Repairing and Insuring Lease is available for a term to be agreed, subject to periodic rent reviews, and to be granted outside the Security of Tenure Provisions of the Landlord and Tenant Act (1954).

Legal Costs

Each party to bear their own legal costs involved in this transaction.

Viewing & Further Information

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