

TO LET

First Floor Office

Unit 5B, Tanners Court, Tanners Lane, Shootash, Romsey, Hampshire, SO51 6DP

Key Features

- Net Internal Area: 913 sq.ft (84.82 sq.m)
- Close to M27, J2 and A36
- Attractive Setting
- Quiet Location
- Modern Offices

GET IN TOUCH: 023 8022 2292 | www.mavarealestate.co.uk

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



Location

The property forms part of a small commercial development on the outskirts of Romsey. Located with good access to the M27 motorway network via J2 at Ower and easy access to the A27 and A36 to Salisbury.

Description

The available office, which is located at first floor level, is a purpose built office located in the centre of the site. Internally the accommodation is divided into 5 separate offices plus kitchen and store. There are communal WCs. The site has the benefit of a substantial parking area.



What3words: **sponge.talkative.bluffing**

Terms

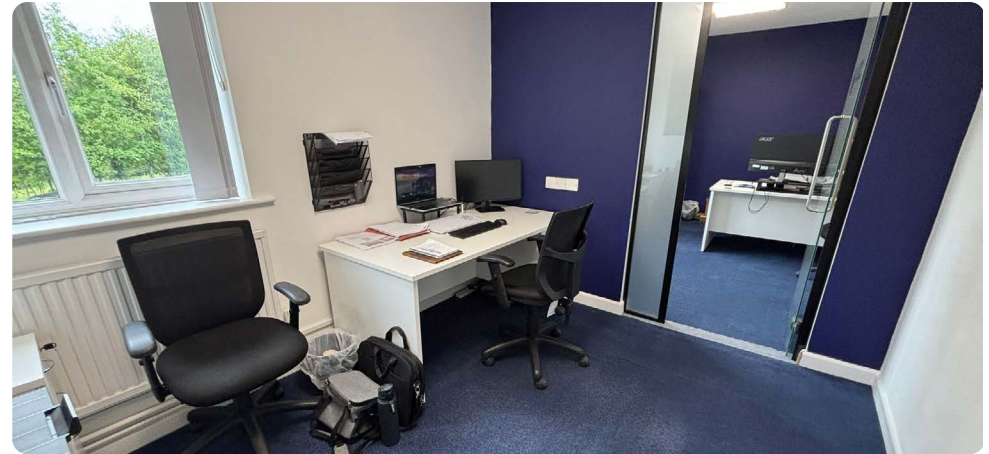
Available by way of a new full repairing and insuring lease for a term to be agreed at £12,500 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Accommodation

Floor Areas	Sq Ft	Sq M
Total Net Internal Area	913	84.82

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

GET IN TOUCH: 023 8022 2292 | www.mavarealestate.co.uk



VAT

We understand that VAT is payable, however all parties are advised to make their own enquiries into the matter.

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 D (96)

Rateable Value

2026/27 Rating £9,800
Source www.voa.org.uk

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.



Contact Us

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

Dominic Arkell | 07918 926 119 | darkell@mavarealestate.co.uk

Abbigail Gray | 023 8022 2292 | agray@mavarealestate.co.uk



These details are provided for general information purposes and whilst every effort has been made to ensure accuracy, no responsibility is taken for any errors or omission or mis-statement in these particulars. Noting in these details constitutes an offer or contract. No responsibility or warranty whatsoever is made during negotiations by the agent, seller or lessor. All plans provided are for identification only and are not to be scaled or to be relied upon. No services have been tested and no warranty is given on their existence or condition. All interested parties are required to carry out their own due diligence. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. No part of this document should be re-produced or transmitted without the prior written consent of the agent.