

TO LET

Ground Floor Office

Unit 4, Tanners Court, Tanners Lane, Shootash, Romsey, Hampshire, SO51 6DP

Key Features

- Net Internal Area: 1,031 sq.ft (95.77 sq.m)
- Close to M27, J2 and A36
- Attractive Setting
- Quiet Location
- Modern Offices

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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 on the ground floor, is within a purpose built office located in the centre of the site. Internally the accommodation provides open plan office space, with a couple of individual office rooms separated by glass partitioning.

This office benefits from its own WC and kitchen facilities, along with built in storage space. The site provides ample parking for all tenants.



What3words: **sponge.talkative.bluffing**

Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £20,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Accommodation

Floor Areas	Sq Ft	Sq M
Total Net Internal Area	1031	95.77

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

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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

C (67)

Rateable Value

2026/27 Rating

£10,250

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:

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