MAVA
REAL ESTATE

TO LET
Beautifully presented office space

The Cattle Barn, Upper Ashfield Farm, Hoe Lane, Romsey, Hampshire, SO51 9NJ

Key Features

- Net Internal Area 2,596 Sq Ft (241 Sq M)
- Asking rent £59,950 per annum
- Air-conditioning
- Electronic access gate
- Easy access to M27 via J3
- Courtyard business park

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

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Location & Description

Upper Ashfield is an exclusive high quality business park developed in 2011. The business park comprises modern oak framed barns with excellent parking. The attractive location provides a unique atmosphere for colleagues, staff and clients. The courtyard is well managed and has an electronic gate offering secure access.

Upper Ashfield is situated just off the A3057 which provides superb access to Junction 3, M27.

The attractive and prosperous market town, Romsey is approximately 0.75 miles to the north. The town centre offers a prime retail pitch with national and local occupiers including Josie's, Boots, Fat Face, Superdrug, Waitrose, Waterstones and Nero.

This beautifully presented office suite presents an open plan layout on the ground floor, with a couple of glass partitioned office rooms, as well as separate WC facilities and Comms Room. Fully Air-Conditioned throughout the space, and the opportunity boasts an additional first floor suitable for further office space/storage.

What3words: **client.innovator.applause**

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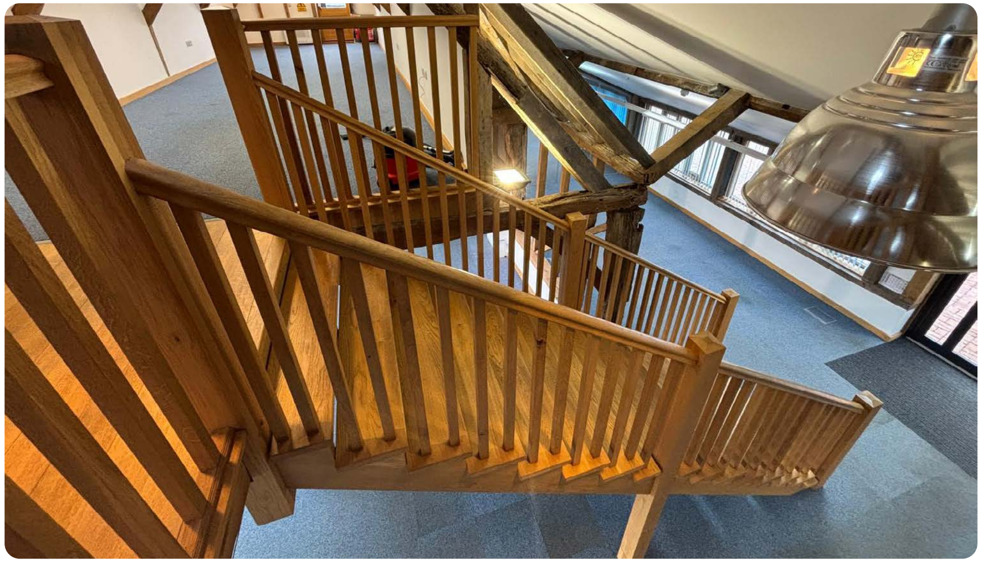
Accommodation

Floor Areas	Sq Ft	Sq M
Ground Floor	2,018	187
First Floor	578	53
Total Net Internal Area	2,596	241

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



Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £59,950 per annum exclusive of rates VAT (if applicable) and all other outgoings.

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 A (25)

Rateable Value

2026/27 Rating - £26,500
Source 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.

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Contact Us

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

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