

FOR SALE

Barn Style Contemporary Office Space

**420 The Grange, Romsey
Road, Michelmersh,
Romsey, Hampshire, SO51
OAE**

Key Features

- Net Internal Area – 1,217 Sq Ft (113.06 Sq M)
- £250,000 for the long leasehold
- Popular Office Park
- 6 x Allocated Parking Spaces
- Air Conditioning



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

Location

The subject property forms part of a small office park in a semirural location, approximately 3 miles north of Romsey Town Centre and 12 miles east of Salisbury. The property is situated on Romsey Road (A3057) which links directly to Romsey in the south and Stockbridge in the north. The M27 J2 is within 8 miles and this provides easy access on the M3 motorway. There are mainline railway stations in Romsey and Southampton.

Description

The property comprises a mid-terrace purpose-built two storey office building. Upon entering the building, you are welcomed by a spacious lobby area, leading through to the main open plan office space on the ground floor. The first floor provides more open plan office space, benefitting from ample natural light. Additional benefits include kitchen and WC facilities, as well as an ideal rural setting for any business.

There are six parking spaces demised to the opportunity.



What3words: **strays.spurring.residual**

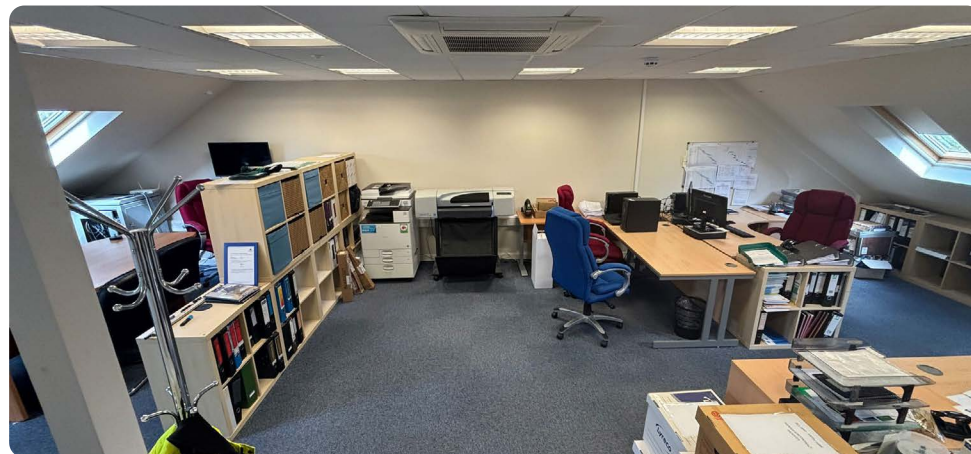
Terms

Offers considered in the region of £250,000 subject to contract for the long leasehold.

Accommodation

Floor Areas	Sq Ft	Sq M
Ground Floor	650	60.39
First Floor	567	52.72
Total Net Internal Area	1,217	113.06

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



VAT

We understand that VAT is not 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

B (43)

Rateable Value

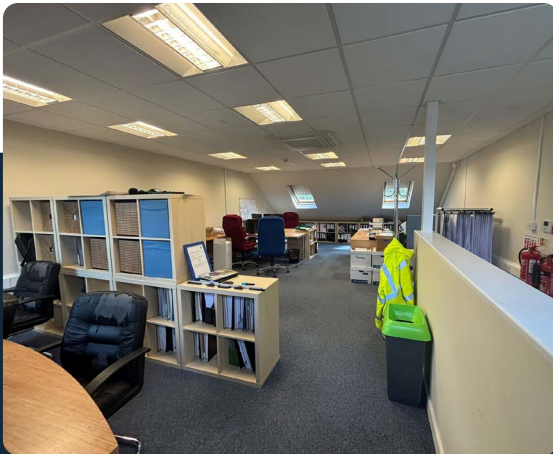
2026/27 Rating –
Source www.voa.org.uk

£21,750

Money Laundering

Please note all prospective purchasers will need to be verified for 'Anti Money Laundering' purposes prior to issuing memorandum of agreed terms of sale.





Contact Us

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

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