

TO LET

Office Suite located in the New Forest

Christchurch Suite, Ashurst Lodge, Lyndhurst Road, Ashurst, Southampton, Hampshire, SO40 7AA

Key Features

- Net Internal Area 619 sq.ft (57.51 sq.m)
- Asking rent £12,000 per annum
- Excellent Onsite Parking
- Fixed service charge
- Small Business Rates Relief (subject to eligibility)
- 14 acres of landscaped grounds
- No VAT payable



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

Location

Ashurst Lodge is conveniently located along Southampton Road (A35) midway between Southampton & Lyndhurst with good road links to other surrounding towns and cities including Ringwood, Bournemouth, Poole & Winchester. The property is set within 14 acres of enviable landscaped grounds within the heart of the New Forest.

Description

The available office suite provides high-quality accommodation arranged as three partitioned rooms, suitable for private offices, meeting rooms, or a combination of both. The suite benefits from high-speed internet connectivity (up to 80 Mbps download and 20 Mbps upload). Occupiers also have use of the communal facilities within the building, with the associated costs recovered through a fixed service charge.

There is a large car park with ample supply for all occupiers.



What3words: **cuddling.others.vertical**

Terms

Available by way of a new internal repairing and insuring lease for a term to be agreed at £12,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Note: The service charge is inclusive of water and sewage, buildings insurance, maintenance & security, administration and electricity & heating oil.

Accommodation

Floor Areas	Sq Ft	Sq M
Total Net Internal Area	619	57.51

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 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

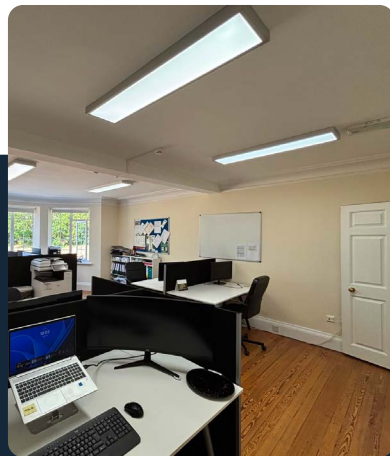
Asset Rating C (71)

Rateable Value

Rating £9,600
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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