

## TO LET

Ground Floor Open Plan Office

# Ground Floor Office Chancery House, Premier Way, Abbey Park Industrial Estate, Romsey, Hampshire, SO51 9DQ

## Key Features

- Net Internal Area 1,781 Sq Ft (165.54 Sq M)
- Glass Partitioned Board Room
- 6 Allocated Parking Spaces
- LED lighting
- Air conditioning
- Secure Keypad Entry System



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

## Location

Chancery house is located in Abbey Park, a modern business park on the edge of Romsey, the centre of which is approximately 2 miles to the north west. Southampton is approximately 6 miles to the south. Access to the M27 and M3 motorways is excellent via Junction 3 of the M27 (approximately 2.5 miles).

## Description

As you enter Chancery House via the secure keypad entry system, you are immediately welcomed by a shared reception/lobby area, facilitating communal WC facilities for both floors. The modern open plan office, situated on the ground floor, provides ample space for any business, with a small kitchenette station and glass partitioned board room. Additional benefits include:

- Perimeter trunking
- Raised floors
- LED lighting
- Air conditioning
- 6 car parking spaces provided



What3words: **blemishes.ballooned.misfits**

## Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £28,500 per annum exclusive of rates VAT (if applicable) and all other outgoings.

## Accommodation

| Floor Areas             | Sq Ft | Sq M   |
|-------------------------|-------|--------|
| Total Net Internal Area | 1,781 | 165.54 |

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 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 (46)

## Rateable Value

Rating

To Be Assessed

Source [www.voa.org.uk](http://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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