

FOR SALE/TO LET

Open Plan Office Space

Unit 1 Manor Farm Offices, Flexford Road, North Baddesley, Southampton, Hampshire, SO52 9DF

Key Features

- Net Internal Area 932 Sq Ft (86.58 Sq M)
- 6 Allocated Car Parking Spaces
- Great Transport Links
- £18,000 per Annum
- Offers in Excess of £260,000 for the Freehold Interest



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

Location

Manor Farm Office Park comprises a number of detached office buildings in an attractive setting situated between Romsey and Chandler's Ford. Manor Farm Office Village has good access to the nearby commercial centres of Southampton, Eastleigh and Romsey, with the M27 and M3 motorways nearby.

Description

The property is a detached 'barn style' office building set within Manor Farm Office Park which comprises a number of new and converted 'barn style' facilities. The offices are presented in good condition throughout, with newly refurbished WC/Shower facilities.

Additional benefits include a separately partitioned office/boardroom, modern kitchen area and staff breakout room.

Outside, at the front there is a dedicated parking area for at least 6 cars. To the rear of the office building, there is a small section of land/garden, previously used as a seating area for staff.



What3words: foal.keen.additives

Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £18,000 per annum exclusive of rates VAT, service charge and buildings insurance.

Alternatively, offers considered in excess of £260,000, subject to contract for the freehold interest.

Accommodation

Floor Areas	Sq Ft	Sq M
Total Net Internal Area	932	86.58

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

D (99)

Rateable Value

Rating

Source www.voa.org.uk

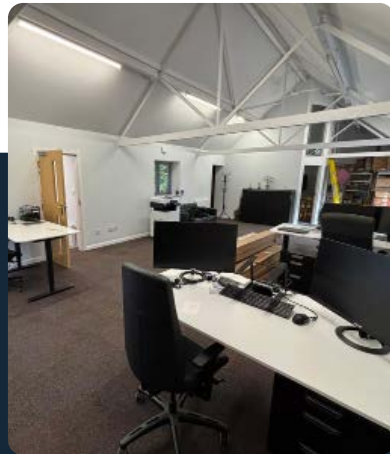
£15,750

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.

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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