MAVA
REAL ESTATE

FOR SALE

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
- Offers in Excess of £249,000 for the Freehold Interest
- Newly Refurbished WC/Shower Facilities

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

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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

Offers considered in excess of £249,000, subject to contract for the freehold interest, exclusive of VAT and rates.

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 £15,750
Source www.voa.org.uk

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.

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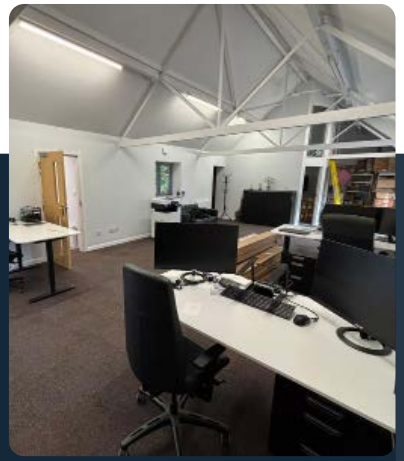

Contact Us

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

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