

TO LET

Large Class E Commercial Unit

Protocol House, 316 Botley Road, Burridge, Southampton, Hampshire, SO31 1BQ

Key Features

- Gross Internal Area – 8,313 Sq Ft (772.29 Sq M)
- Total Site Area – 2.95 Acres
- Secure Fenced Site Boundary
- Parking for Over 45 Vehicles
- Air Conditioning
- Suit R&D, Storage & Offices, Day Nursery, Medical & Vets
- Suitable for Alternative Uses (subject to consents)
- Potential External Storage Areas



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

Location

Botley Road (A3051) is a predominantly residential road running through Burrage. The road provides good access to Botley, Hedge End, Whiteley, Park Gate and Fareham, with the M27 readily accessible. Swanwick railway station is approximately 1.5 miles away, providing rail connections towards Southampton and Portsmouth.

Description

This "campus" feel, securely fenced site extends in total to 2.95 acres, including the woodland area to the rear of the site. The original buildings date from the 1970's with three distinct access points via the front reception doors, the rear office double doors, and the side double doors. The space has been adapted for various uses, now providing a mix of offices and electronic workshops.

Additional benefits include WC & shower facilities, air conditioning, staff rooms and ample parking for over 45 vehicles.



What3words: **watching.simulator.sideboard**

Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £138,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

We understand that VAT is payable, however all parties are advised to make their own enquiries into the matter.

Accommodation

Floor Areas	Sq Ft	Sq M
Total Gross Internal Area	8,313	772.29

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



For identification purposes only. Not to scale and not to be relied upon.

Planning

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health and medical clinics, R&D, indoor recreation/sport and office. The site is understood to cross two local authority areas, Winchester & Fareham. All parties are advised to make their own enquiries of the local authority for confirmation.

EPC

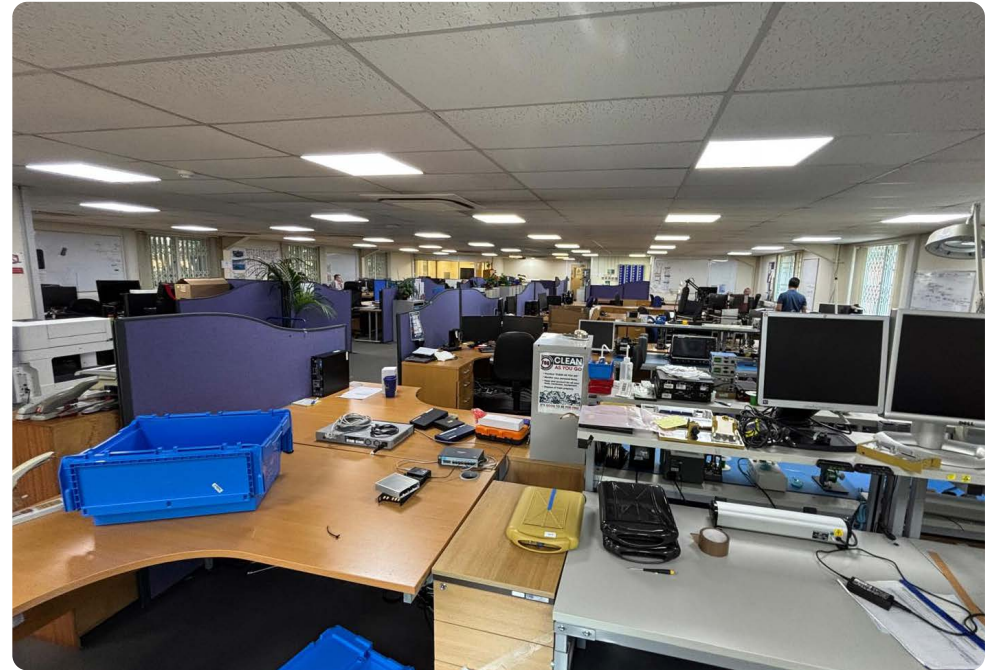
Asset Rating C (55)

Rateable Value

Rating £98,000
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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