

TO LET

First Floor Office Unit

First Floor Unit C, Meadow View Business Park, Winchester Road, Upham, Southampton, Hampshire, SO32 1HJ

Key Features

- Net Internal Area 554 Sq Ft (51.47 Sq M)
- Asking rent £17,250 per annum all inclusive of rates and utilities
- Located in a secure and attractive business park
- 6x allocated parking



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

Location

Meadow View Business Park is located within the South Downs National Park on the edge of the village of Upham. The site is accessed via a private road off B2 117 Winchester Road, providing connections to Winchester and Bishops Waltham and in close proximity to the B3037 junction leading to Fair Oak. The location offers convenient access to the M27 motorway with junction 7, 5.6 miles south west and the M3 leading north to Winchester and Basingstoke.

Description

The property comprises a first floor office space with kitchenette and W/C. The property benefits from a ground floor reception room and allocated parking. The lease is inclusive of rates and utilities.



What3words: burn.funded.magnitude

Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £17,250 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Accommodation

Floor Areas	Sq Ft	Sq M
Total Net Internal Area	554	51.47

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 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 (40)

Rateable Value

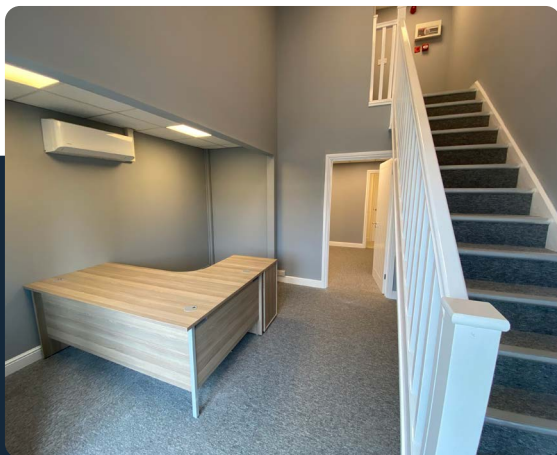
Rating

£9,000

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:

Dominic Arkell | 07918 926 119 | darkell@mavarealestate.co.uk

Kiranjit Khosah | 07388 970 475 | kkhosah@mavarealestate.co.uk

Abbigail Gray | 023 8022 2292 | agray@mavarealestate.co.uk



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