MAVA
REAL ESTATE

TO LET

Office Suite located in the New Forest

Trelew Suite 3 Ashurst Lodge, Lyndhurst Road, Ashurst, Hampshire, SO40 7AA

Key Features

- Gross Internal Area 407 Sq Ft (37.81 Sq M)
- Asking rent £6,000 per annum
- Fixed service charge
- Small Business Rates Relief (subject to eligibility)
- 14 acres of landscaped grounds
- Ample parking
- No VAT payable

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

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Location

Ashurst Lodge is conveniently located along Southampton Road (A35) midway between Southampton & Lyndhurst with good road links to other surrounding towns and cities including Ringwood, Bournemouth, Poole & Winchester. The property is set within 14 acres of enviable landscaped grounds within the heart of the New Forest.

Description

The available office provides high-quality accommodation with the essential benefit of high-speed internet connectivity (up to 80/Mbps Download & 20/Mbps Upload). All occupiers have the benefit of communal facilities with the cost being recovered via the fixed Service Charge.

There is a large car park with ample supply for all occupiers.

What3words: **cuddling.others.vertical**

Terms

Available by way of a new internal repairing and insuring lease for a term to be agreed at £6,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Note: The service charge is inclusive of water and sewage, buildings insurance, maintenance & security, administration and electricity & heating oil.

Accommodation

Floor Areas	Sq Ft	Sq M
Total Gross Internal Area	407	37.81

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

VAT

We understand that VAT is not 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 C (75)

Rateable Value

Rating £7,100
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.

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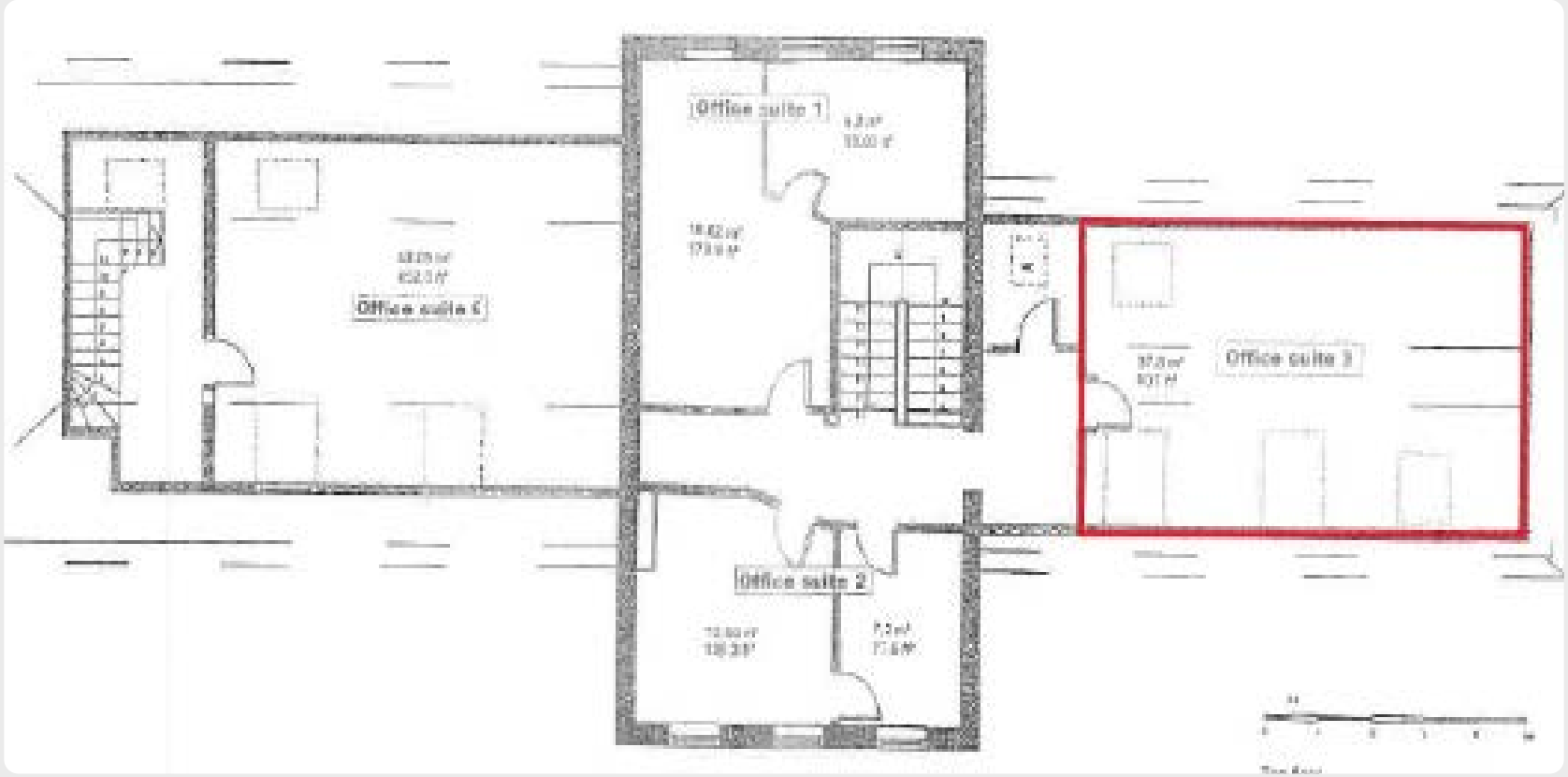
Floor Plan



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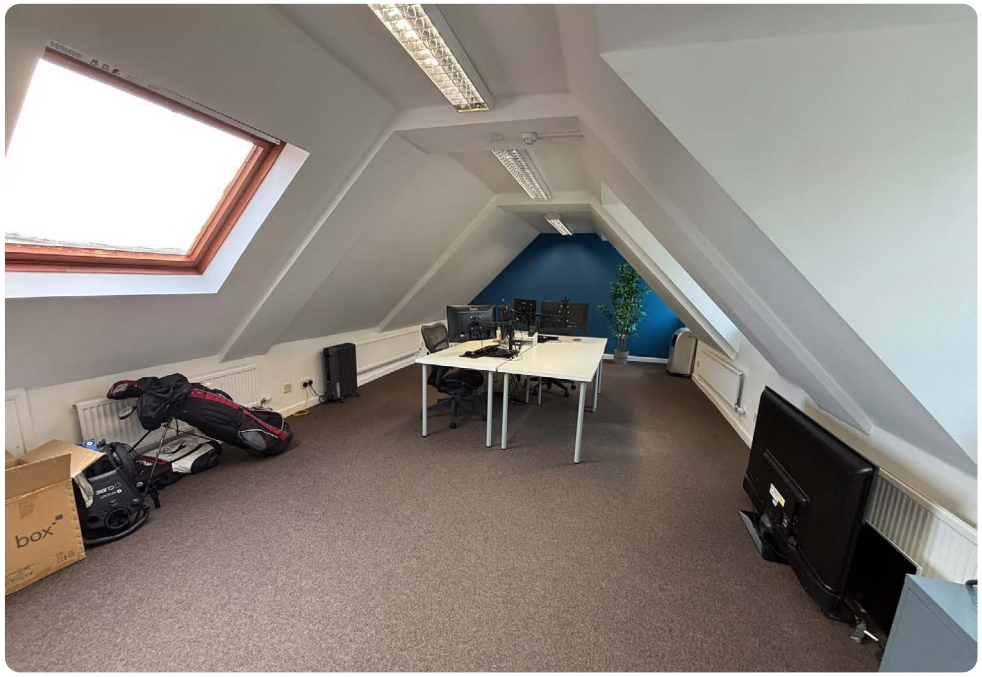

Contact Us

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

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

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