

FOR SALE

Office Space with Mezzanine

**Unit 16 Test Valley
Business Centre,
Test Lane, Nursling,
Southampton, Hampshire,
SO16 9JW**

Key Features

- Gross Internal Area 1,534 Sq Ft (142.54 Sq M)
- Large Roller Shutter Door
- Three Phase Power
- Allocated Parking
- Outside Workspace
- No VAT



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

Location

The premises are conveniently located in Test Lane, within close proximity of the M271/ M27 motorways. The property is located within the area of Nursling which is a well established warehouse and industrial location on the western side of Southampton. Also having Southampton railway station nearby means having a fast link to London Waterloo.

Description

The property is an end of terrace, light industrial/business unit, accessed via a roller shutter door, benefitting from allocated parking and outside workspace. Internally, the property comprises high quality space, along with full height workshop space. A mezzanine has been erected within the property, providing additional storage above the office sections of the unit. Kitchen and WC's are of a very good standard and compliment the office environment on the ground floor.

- Eaves Height – 4.21m
- Ridge Height – 5.10m
- Roller Shutter Door – 2.97m (Height) x 3.01m (Width)

Terms

Offers considered in the region of £250,000, subject to contract for the freehold interest.

Accommodation

Floor Areas	Sq Ft	Sq M
Ground Floor	976	90.70
Storage Mezzanine	558	51.84
Total Gross Internal Area	1,534	142.54

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

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What3words: tilt.panel.serve

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

To Be Assessed

Rateable Value

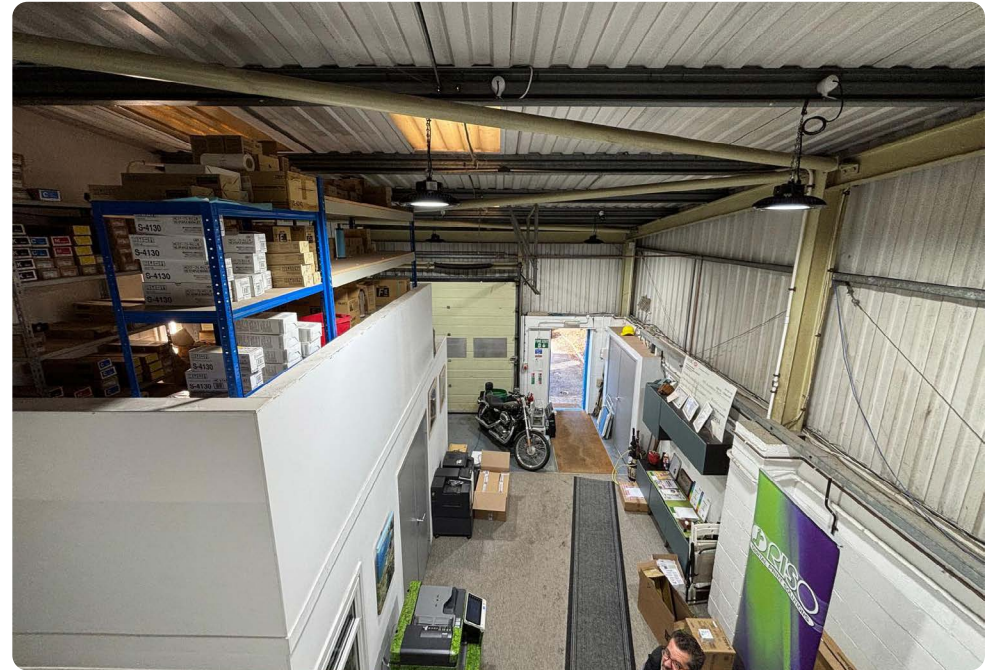
Rating

£11,500

Source www.voa.org.uk

Money Laundering

All prospective purchasers will need to be verified for 'Anti Money Laundering' purposes prior to issuing memorandum of agreed terms of sale.



Contact Us

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

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