



KEY FEATURES

- Private Estate Business Park
- Bordering the New Forest National Park
- Close to Wellow, Hampshire on the A36
- Open-plan office suite / Class E property
- Ground Floor
- Air-conditioning
- Perimeter trunking
- GCH
- Kitchen
- WCs
- Net Internal Area of 1,127 Sq Ft
- Flexible Terms Available
- Fire & Intruder Alarm
- Parking



DESCRIPTION

The subject property is a single storey end of terrace office suite with pitched roof, situated within a private estate/business park on the north-eastern fringes of the New Forest National Park. The space is open-plan and enjoys an excellent level of natural light. Features include: air-conditioning, gas central heating, perimeter trunking, recessed spotlights and ceiling lights, kitchen, 2 x WCs, intruder alarm, solid flooring with carpet, 8 allocated car parking spaces.

SITUATION

The Chatmohr Estate is found to the south of the A36 which links Southampton and Salisbury. It is located on Crawley Hill between East and West Wellow and the business park is home to a number of businesses including Redwood Advertising Ltd, Robin Austin Surveyors, Hamwic Wealth Management, Kiddi Caru Nursery and Martin Thomas Associates.

ACCOMMODATION

Relying upon information provided by the Valuation Office Agency, the property has a net internal area (NIA) of 1,127 Sq Ft / 104.73 Sq M.

TENURE

The property is available to let on terms to be agreed at a rental of £17,750 exclusive of business rates, VAT, buildings insurance and service charge, if applicable.

RATEABLE VALUE

Online enquiry via www.voa.gov.uk indicates a rateable value of £11,000 in the 2017 List, suggesting that 100% small business rates relief may be available to eligible businesses. Interested parties are advised to check the accuracy of this information with the relevant Local Authority.

LEGAL COSTS AND VAT

Each party is expected to bear their own legal costs in any transaction. It is to be established if VAT is payable.

EPC RATING

The property is rated C, valid until 11th March 2022 under certificate number 0892-0270-8730-6400-1203.

VIEWINGS

All enquiries and appointments to view must be made via sole agent Trinity Rose Commercial on 023 8000 2020.



Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Under current Anti-Money laundering regulation, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to combat fraud and money laundering. A request will be sent once terms have been agreed. February 2021.

