



PRELIMINARY DETAILS

ROMAN HOUSE, NORTH BADDESLEY, SO52 9AB

HI TECH / LAB / OFFICE TO LET
10,952 SQ FT (1,017.47 SQ M)



Summary

OFFICE & LAB SPACE - TO LET

Available Size	10,952 sq ft
Rent	Rent on application
Rateable Value	£155,000
EPC Rating	Upon enquiry

- Detached Building
- Mix of office and lab space
- Extensive Parking / Yard
- Situated in the well established Business Location
- Located in a very prominent position fronting Botley Road
- Within 1.5 miles of Southampton Science Park



Location



**Roman House, Botley Road,
North Baddesley, SO52 9AB**

Roman House is located in a very prominent location fronting the A27 Botley Road in North Baddesley, Southampton.

Botley Road (south) provides direct access to the bottom of the M3, alternatively to the west the A27 provides access via the A3057 to the M271 and J3 of the M27.

Southampton Science Park is located within 1.5 miles.





Detector
Test Rack

Solder Station

3M

3D Printer
P1-100
X1 Carbon

Further Details

Description

Roman House is a two storey purpose built office building currently configured with with lab space at ground and offices at first floor level.

This detached building sits on a large site with a significant amount of parking available, together with the ability to have additional on-site open storage.

The building comprises a mix of open plan areas and cellular offices. The ground floor has a main reception area and a separate loading area via a set of double loading doors

Terms

A new FRI lease direct form the landlord for a term to be agreed

Viewings

Strictly by appointment through the sole agent.

Legal Costs

Each party to be responsible for their own legal costs.

VAT

All prices, premiums and rents, etc. are quoted exclusive of VAT.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

Property Measurement Standard

All floor areas are approximate and measured to Gross Internal Area in accordance with the RICS Property Measurement (2nd edition) incorporating RICS Code of Measuring Practice (6th edition).



Enquiries & Viewings



Nik Cox

ncox@vailwilliams.com

07870 557410

