



Unit 2 Test Valley Business Centre, Test Lane, Nursling S016 9JW

TO LET

TO LET INDUSTRIAL/BUSINESS UNIT

**2,124 Sq Ft
(197 Sq M)**

Unit 2 Test Valley Business Centre, Test Lane, Nursling S016 9JW

DESCRIPTION

The property is a mid-terrace industrial/business unit of steel portal framework construction with inner block elevations and upper profile cladding.

The property comprises a ground floor warehouse with WC, kitchenette and office facilities. There are first floor office space and storage areas. Externally there is allocated parking and access is via an up and over loading door.

- ✓ Allocated Parking
- ✓ 3m x 3m Roller Shutter Door
- ✓ Kitchenette
- ✓ Office Accommodation
- ✓ WC Facilities
- ✓ 2.25m Height to Mezzanine



LOCATION

Unit 2 Test Valley Business Centre is located on Test Lane, adjacent to the M271, with easy access to Junction 3 of the M27 providing direct access to London via the M3, Southampton Dock Gate 20 is approximately 2.7 miles away.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground Floor	1,162	108
First Floor	961	89
Total	2,124	197

VAT

VAT will not be charged on rent and other costs levied by the landlord in connection with this transaction.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

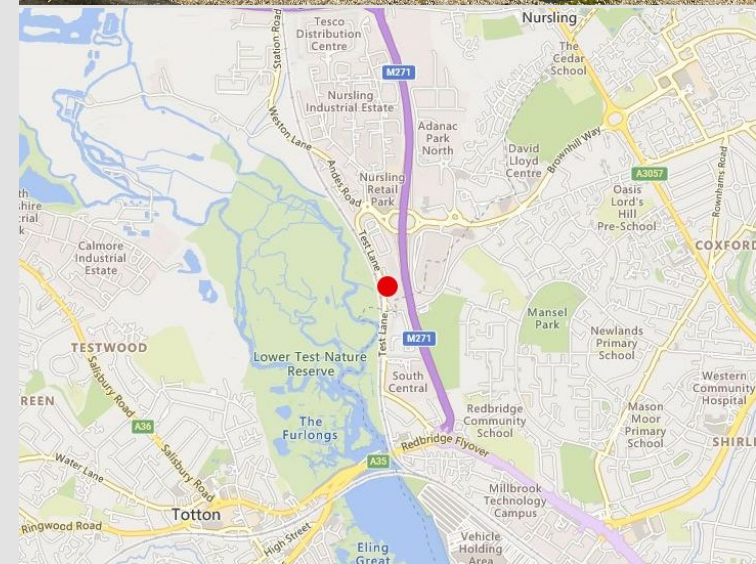
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The rent is £21,000 per annum exclusive of all other occupational costs. The unit is available on a new Full Repairing and Insuring lease for a term to be agreed.

EPC

The Energy Performance Asset Rating is D (91).



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Regulated by RICS 07-Mar-2024

VIEWING & FURTHER INFORMATION

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