



440 The Grange, Romsey Road, Romsey SO51 0AE

**TO LET
FOR SALE**

Self Contained Modern Office Space To
Let

**1,024 Sq Ft
(95 Sq M)**

DESCRIPTION

The property is a self-contained, mid-terraced office unit located on the The Grange - a modern business estate comprising of barn style offices/business units.

The office benefits from separate toilets on the ground floor with a kitchenette located within the office space on the same floor. The first floor comprises of two glass fronted offices and a larger open plan traditional office space.

- ✓ Self contained modern mid-terraced office unit
- ✓ Rural setting
- ✓ Ground floor reception, WC and kitchenette facilities
- ✓ 6 allocated parking spaces
- ✓ Open plan ground floor with partitioned offices
- ✓ First floor board room and private meeting room

LOCATION

The property is situated just off Stockbridge Road in a rural setting forming part of a development of barn style offices/business units. The town of Romsey is situated approximately 4 miles to the South.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground Floor	522	48
First Floor	502	47
Total	1,024	95

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

BUSINESS RATES

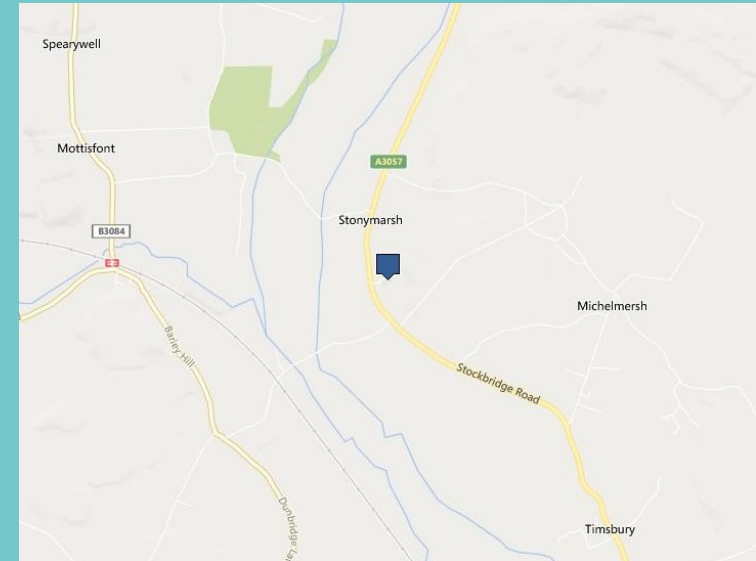
For business rating information please visit the Valuation Office Agency website www.vo.gov.uk.

TERMS

The property is available to rent at £15,500 per annum exclusive of VAT or on a Long Leasehold basis, price on application.

EPC

EPC Rating: D (97)



lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any the purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. 17-Aug-2021

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



Andy Hodgkinson
07702 801595
ahodgkinson@lsh.co.uk