

FOR LEASE

Oak Barn Office

Lepe Road, Blackfield, Southampton, SO45 1XR



Key Highlights

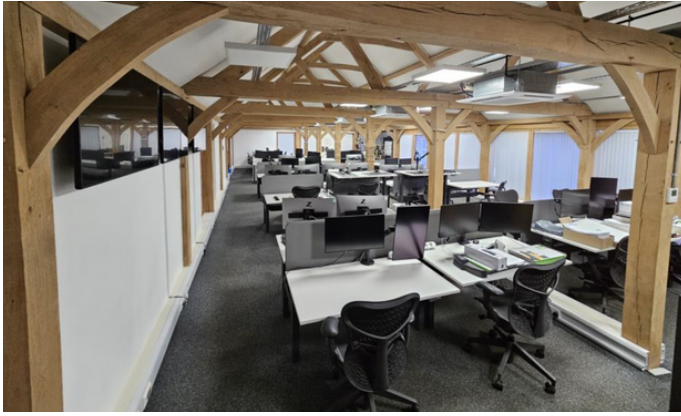
- The property is 2,668 sq ft/248 sq m
- Currently fully fitted
- Ample car parking
- Private kitchen & WC facilities
- Open plan floor plate
- Rural location
- Air conditioning
- 3 smaller units also available

SAVILLS SOUTHAMPTON
Mountbatten House, 1 Grosvenor Square
Southampton SO15 2BZ

+44 (0) 23 8071 3900

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The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, with the 's' in red and the rest in black, set against a yellow square background.



Location

Oak Barn Office is on Lepe Road, just outside Blackfield Village in Southampton, SO45 1XR. Part of a small office and storage unit development, it's close to Blackfield village centre, offering access to local shops. Nearby are restaurants like Limewood and The Pig, which are a short drive away. The office is about 8 miles east of Southampton city centre and around 10 miles from the New Forest National Park. This location suits businesses needing proximity to both rural and urban areas.

Description

Oak Barn is a timber framed single storey office building. Internally the beams are exposed creating a very light and bright working environment. The suite is currently fully fitted with a kitchen and desks.

NB: 3 smaller units of 258 sq. ft, 387 sq. ft and 420 sq. ft are also available. Details on application.

Internal Description

The property is 2,668 sq. ft./248 sq. m.

Rating

The subject property is entered in the 2023 Central Rating List with a Rateable Value of £41,500. In England & Wales, the Small Business Multiplier is £0.499, / Higher Multiplier is £0.512. Please check with the VOA for the most up-to-date information on all rating matters.

Contact

Martin Hastelow
Director
+44 (0) 2380 713989
MHastelow@savills.com

Harry Heffer
Graduate Surveyor
+44 (0) 7929 085103
Harry.heffer@savills.com

Energy Performance Certificate

Energy performance certificate A (18).

Terms

Available on a new lease form the landlords or by way of a sub lease until 30th November 2024.

Parking

Ample car parking on the development.

Rent

£45,956.14 per annum. VAT is not applicable.

Tenure

Freehold subject to vacant possession.

Viewing

Formal viewings can be made strictly by appointment with Savills.

Anti Money Laundering Regulations

Regulations require Savills to conduct various checks on purchasers and tenants. Further details are available upon request.

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