

# FIRST FLOOR, UNIT 6, BERRYWOOD BUSINESS VILLAGE

Tollbar Way, Hedge End, Southampton, SO30 2UN



## Key Highlights

- 106.65 sq m (1,148 sq ft)
- Air Conditioning
- 6 Car Parking Spaces
- Kitchenette
- Modern Office Development
- Alternative/additional suites available by negotiation

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## Location

The property is situated approximately 10km (6 miles) to the north east of Southampton City Centre to the south east of Eastleigh.

Berrywood Business Village fronts onto the B3342 (Tollbar Way), approximately 2.5km (1.5 miles) north east of Junction 7 of the M27 Motorway, which provides east-west communications and links with the M3 to the west at Junction 4.

Hedge End railway station is approximately 1.3 Km (0.8 miles) to the east, while Southampton International Airport and Southampton Parkway mainline railway station are also located close to Junction 5 of the M27.

## Description

The accommodation comprises first floor office space within a modern office development.

The mainly open plan office space benefits from air conditioning and carpeting throughout. WCs are situated on the ground floor.

Externally there is parking for 6 cars.

## Business Rates

We have inspected the Valuation Office Agency's online rating list (2017) from which we note the property is assessed for business rates as follows:

Description: Offices and premises Rateable Value:  
First Floor: £17,500

NB. Rateable value is not the same as rates payable.

Prospective tenants are advised to confirm the actual rates payable with the Local Authority.

## Accommodation

We have measured the property to a net internal area

	SQ FT	SQ M
First Floor	1,148	106.65

NB A ground floor suite of 1,763 sq ft is also available. Details on application.

## Rent

On application.

## Tenure

Available by way of a new effectively full repairing and insuring lease for a term to be agreed.

A service charge will be payable for the maintenance and management of the common parts of the building and estate. Further information is available on request

## Legal Cost

Each party to bear their own legal costs incurred in this transaction.

## Viewing

Strictly by confirmed appointment with Savills.

We strongly recommend that you discuss particular points which are likely to effect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

## EPC

The property has an EPC rating of C (55). The full certificate is available on request.

## Contact

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