

01329 221199

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Eddisons

CLASS E PROPERTY – TO LET – UNDER REFURBISHMENT



Ingold Lodge, Ingoldfield Lane, Soberton SO32 3QA

£15,000 per annum

90 sq. m. (969 sq. ft.)

- Modern Offices
- Under Refurbishment (Expected to be completed Q4 2024)
- 6 Allocated Car Parking Space
- Fibre Broadband

LOCATION

The site is located within Soberton, a village situated approximately 12 miles north of Portsmouth, a major regional port, and a hub for commercial activity. Portsmouth forms part of the ever-expanding south coast conurbation, leading west to Southampton and Bournemouth and east to Chichester.

The site is positioned on Ingoldfield Lane, and is located roughly 5.5 miles from Junction 11 of the M27. Rail services are available at Fareham, with a direct line to London Waterloo.

The local area is characterized by views out over open county side, paddocks and woodland.

DESCRIPTION

The property comprises a single storey Class E property, that is undergoing refurbishment to provide modern office accommodation.

Once finished, the offices will benefit from a toilet, a kitchenette, LED lighting, trunking and electric panel heating. Six allocated car parking spaces will be provided.

The property has an approximate Gross Internal Floor area of 90 sq. m. (969 sq. ft.) will wall finished, toilet and kitchenette to be installed.

RENT

The property is available to let on terms to be agreed at a commencing rental of £15,000 per annum exclusive.

VAT

No VAT is applicable.

BUSINESS RATES

To be reassessed.

SERVICE CHARGE

A Service Charge will be applicable. Further details are available on request.

LEGAL COSTS

Each party to bear their own costs.

EPC

To be assessed.

TIMING

Target date for completion of the refurbishment is Q4 2024.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons
incorporating Daniells Harrison



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For more information, visit [eddisons.com](https://www.eddisons.com)
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