

2 PARK COURT, PREMIER WAY Abbey Park, Romsey Hampshire, S051 9DH



12 OFFICE SUITES AVAILABLE TO LET FROM 145 – 2,770 SQ FT (14 – 257 SQ M) APPROX.



2 PARK COURT, PREMIER WAY ABBEY PARK, ROMSEY HAMPSHIRE, SO51 9DH

WHATS INCLUDED

Dedicated telephone system throughout

Dedicated 100Mb/s leased line



Air conditioning

Separate meeting room on each floor with large TV for presentations

Separate kitchens on each floor with dishwasher, microwave and kettle



Shared toilet facilities with showers

Furnished with desks and chairs

Cleaning, landscaping and maintenance for all communal areas



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Car parking included

Window cleaning

- **Refuse collection**
- **Buildings insurance**

All utilities including gas, water & electricity

Fire safety equipment & servicing

CCTV, intercom & alarm system

Tea & coffee

I OCATION

Our office building at 2 Park Court, Premier Way, Romsey, is close to Romsey town centre and the local shops. It is easily accessible from the motorway with great transport links nearby. There is even a pub within walking distance!

ACCOMMODATION

GROUND F	FIRST FLOOR		
	SQ FT	SQ M	
OFFICE 1	230.8	21.5	OFFICE 6
OFFICE 2	234.3	21.8	OFFICE 7
OFFICE 3	185.8	17.3	OFFICE 8
OFFICE 4	385.8	35.8	OFFICE 9
OFFICE 5	146.4	13.6	OFFICE 10

		SQ FT	SQ M	
	OFFICE 6	280.5	26.1	
	OFFICE 7	162.4	15.1	
	OFFICE 8	229.1	21.3	
	OFFICE 9	204.3	18.9	
	OFFICE 10	252.5	23.5	
	OFFICE 11	173.7	16.2	
	OFFICE 12	286.7	26.6	

TERMS

Renting an office at NIX Business Centre offers you the flexibility of a **30-day rolling contract.**

BUSINESS RATES

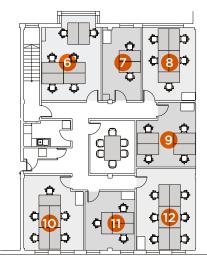
Please note business rates are not included and you will need to contact Test Valley Borough Council directly to arrange this. Small business relief may be available.

FURTHER INFORMATION

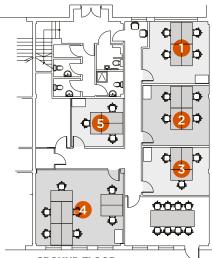
If you would like to view our spaces or if you have any questions, please do not hesitate to contact:

VICTORIA LUDFORD

info@nixbusinesscentre.co.uk 01794 337337



FIRST FLOOR



GROUND FLOOR



DISCLAIMER: The Agents for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of The Agents or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. 06/20