

PROPERTY PARTICULARS

TO LET

Modern Office Suites

1,135 - 2,752 sq ft (105.44 - 255.66 sq m)

Attractive well fitted offices

Ground and First Floor Suites

Excellent car parking

Good access to Southampton, M27, M271 & Southampton Airport



**Medino House,
Rushington Business Park,
Southampton, SO40 9LU**

Harbour Lights, Maritime Walk, Ocean Village,
Southampton, SO14 3TL

www.keygrove.com

Keygrove is the trading name of Keygrove Commercial Limited

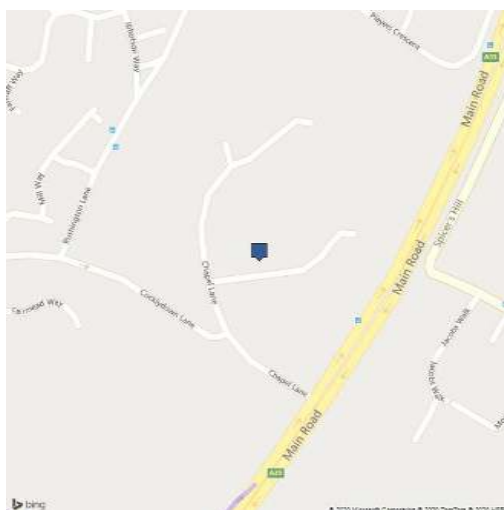
Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.



LOCATION	Rushington Business Park is located immediately adjacent to the A35, which provides direct access to the M27 either at Junction 2 (approximately 4 miles), or Junction 3 via the M271 (approximately 3 miles). Southampton City Centre is approximately 5 miles to the east.														
DESCRIPTION	<p>The property comprises a detached industrial and office building of steel portal frame with lower brick and upper clad elevations.</p> <p>The ground floor offices are of a high specification with modern design with LED lighting & power, kitchenettes are installed to both suites and some with air conditioning, one office suite on the ground floor is self contained.</p> <p>The first floor offices have some air conditioning to the individual offices and full ventilation system to the open plan space, heating is via a gas fired radiator system, this office has direct access on to the storage / archive area which could be converted to office space subject to approval.</p> <p>All office suites are well serviced with CAT5A data and fibre broadband.</p> <p>Outside there are 4 car parking spaces per suite.</p>														
ACCOMMODATION	<p>Approximate IPMS3 (net internal) floor area</p> <table><tr><td>Suite 1</td><td>Ground Floor Office</td><td>1135 sq ft</td><td>105.43 sq m</td></tr><tr><td>Suite 2</td><td>First Floor Office with Stores</td><td>1617 sq ft</td><td>150.23 sq m</td></tr><tr><td colspan="2">Total</td><td>1,135 - 2,752 sq ft</td><td>105.44 - 255.66 sq m</td></tr></table>			Suite 1	Ground Floor Office	1135 sq ft	105.43 sq m	Suite 2	First Floor Office with Stores	1617 sq ft	150.23 sq m	Total		1,135 - 2,752 sq ft	105.44 - 255.66 sq m
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Total		1,135 - 2,752 sq ft	105.44 - 255.66 sq m												
TERMS	The premises are available on a new full repairing and insuring lease at an initial rent of £14,000 per suite.														
RENT	£14,000 per annum per suite.														
SERVICE CHARGE	There is a service charge payable. Full details available on request.														
RATES	To be assessed.														
EPC	EPC rating D84. A copy of the EPC is available on request.														
LEGAL COSTS	Parties to pay their own legal costs.														
VAT	We are advised that VAT will not be payable.														

Medino House, Rushington Business Park, Southampton, Hampshire, SO40 9LU



VIEWING

Strictly by appointment through sole agents **KEYGROVE CHARTERED SURVEYORS**

Lauren Udall

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Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at www.leasingbusinesspremises.co.uk.

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order.

Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transactions.

The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100033966

Date: 7-Jan-21 File Ref: 3670

Subject to Contract

Regulated by RICS

