

PROPERTY PARTICULARS

TO LET

Office Suite

890 sq ft (82.68 sq m)

**To be refurbished
Two car parking spaces**



**1 Horsefair Mews,
Romsey, Hampshire, SO51 8JG**

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

www.keygrove.com

Keygrove is the trading name of Keygrove Commercial Limited

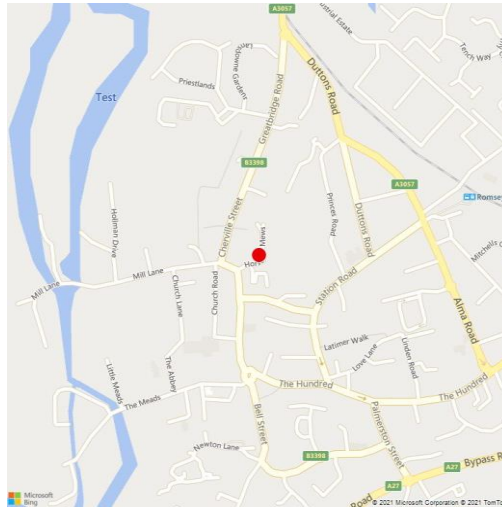
Subject to Contract

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	Romsey is approximately 9 miles north west of Southampton and 4 miles from Junction 3 of the M27. Horsefair Mews is approximately 5 minutes from Romsey Town Centre and Romsey Abbey. Romsey railway station is approximately 1km to the east. The M3 Motorway and Southampton Airport are easily accessible via the M271 and M27.		
DESCRIPTION	The property is a multi let office building with car parking. The main entrance hall provides access to Room 2 which is on the right hand side of the ground floor. The suite is undergoing full refurbishment and benefits from shared gas central heating, kitchen and WC facilities. The refurbishment will include new dado trunking and the suite will be redecorated and re-carpeted. The suite benefits from 2 car parking spaces. Additional car parking may also be available by separate negotiation.		
ACCOMMODATION	Approximate IPMS3 (net internal) floor area		
	Total	890 sq ft	82.68 sq m
TERMS	The premises are available on a new full repairing and insuring lease at an initial rent of £13,000 per annum exclusive.		
RENT	£13,000 per annum		
SERVICE CHARGE	There is a service charge payable in respect of this property. Further information is available on request.		
RATES	We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £9,700. We recommend that prospective tenants or purchasers verify this with the Valuation Office.		
EPC	EPC rating C-71. 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.		

1 Horsefair Mews, Romsey, Hampshire, SO51 8JG



VIEWING

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

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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 https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

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: 25-Jun-21 File Ref: 3740

Subject to Contract

Regulated by RICS

