

PROPERTY PARTICULARS

TO LET

Office Suite with Good Car Parking

1,725 sq ft (160.25 sq m)

**Budget Office Space
6 Car Parking Spaces
Flexible Terms Considered**



**Suite 1 Leornain House, Itchen Business Park,
Kent Road, Southampton, SO17 2LJ**

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

www.keygrove.com

Keygrove is the trading name of Keygrove Commercial Limited

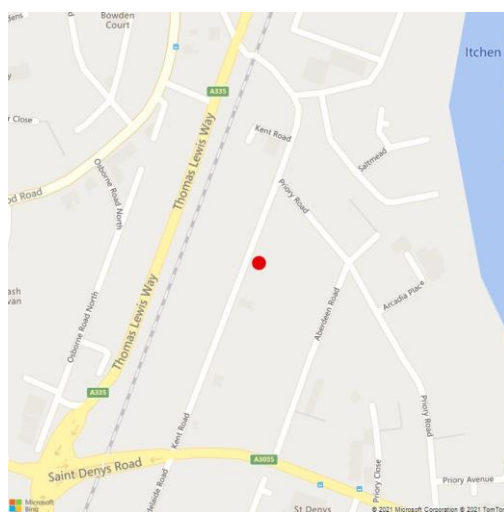
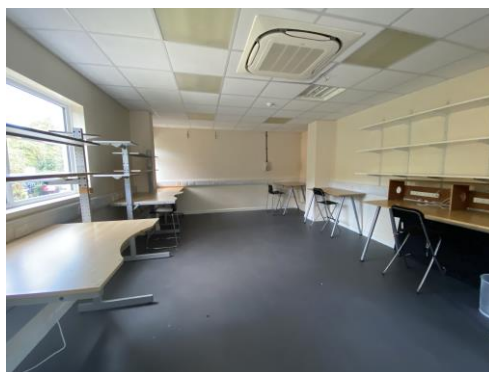
Subject to Contract

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	The office is located in Kent Road, Portswood. Vehicular access is via St Denys Road and pedestrian access is available from Portswood Road. St Denys railway station is approximately 0.4 miles to the south. Southampton City Centre is approximately 2 miles to the south east and the M27 junction 5 is approximately 1.5 miles to the north.		
DESCRIPTION	Ground floor office suite with six car parking spaces. The suite is accessed through a main reception and internal security door. There are three office suites and a fitted kitchen/ staff room, shared WC's and an external shared courtyard. The office benefits from air conditioning, three phase electricity, category 2 lighting, wall trunking with numerous data points. There is office furniture available for a new tenant.		
ACCOMMODATION	Approximate IPMS3 (net internal) floor area		
	Total	1,725 sq ft	160.25 sq m
TERMS	The premises are available on a new full repairing and insuring lease at an initial rent of £18,200 per annum exclusive.		
RENT	£18,200 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 £14,750. We recommend that prospective tenants or purchasers verify this with the Valuation Office.		
EPC	EPC rating D. 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 be payable.		

Suite 1 Leornain House, Itchen Business Park, Kent Road, Southampton, Hampshire, SO17 2LJ



VIEWING

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

Lauren Udall

023 8083 5964

lu@keygrove.com

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: 7-Oct-21 File Ref: 3764



Subject to Contract

Regulated by RICS

