

# To Let

- Good Car Parking
- Attractive Semi Rural Location
- Easy Access from M3, J11



Semi Rural, First Floor Offices  
1,269 sq ft (117.89 sq m)

Unit 6D Leylands Business Park, Leylands Farm, Colden Common,  
Winchester, Hampshire, SO21 1TH

  
**Keygrove**  
www.keygrove.com  
**023 8063 5333**

## Description

Leylands Business Park is a courtyard office development in attractive grounds overlooking open countryside. 6D is a first floor office, accessed via the shared entrance hall. It has three rooms with some period features.

The office has air conditioning, LED lighting and some perimeter trunking.

The offices have shared WC's on the ground floor and a shower. There are kitchen facilities and there are 5 car parking spaces and there is ample overflow car parking.



## Accommodation (Approximate IPMS3)

Floor	Area (sq ft)	Area (sq m)
First Floor Office Suite	1,269	117.89
<b>Total</b>	<b>1,269</b>	<b>117.89</b>

## Energy Performance Certificate

EPC rating B 47. A copy of the EPC is available on request.



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### Terms

The premises are available on a new full repairing and insuring lease for an initial rent of £24,200 per annum exclusive.

### 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 is £15,250. We recommend that prospective tenants or purchasers verify this with the Valuation Office.

### VAT

We are advised that VAT will be payable.



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## Location

Leylands Business Park is situated in Colden Common just off the B3354 Winchester to Fair Oak Road. The M3 Motorway J11 is approximately 4 miles to the north. The semi rural location is within easy reach of Southampton, Eastleigh and Winchester. Southampton Airport and Eastleigh or Southampton Parkway railway station are within 5 miles.

*For all enquiries:*

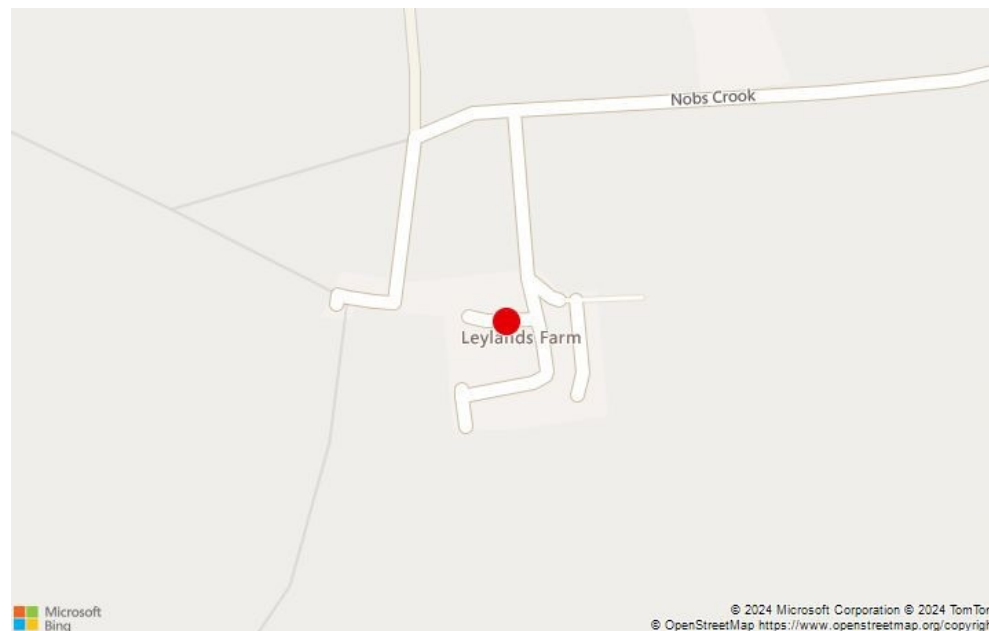
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## Map



## 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. 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](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 incident 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 100064761

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