

To Let

- Rent inclusive of utility bills
- Four Car Parking Spaces
- Shower Room
- Characterful Offices




Keygrove
www.keygrove.com
023 8063 5333

Attractive Period Town Centre Office

1,159 sq ft (107.67 sq m)

Bell House, 32 Bell Street, Romsey, Hampshire, SO51 8GW

Description

Bell House is an attractive period building with modern and well maintained offices.

The available suite is on the second floor and comprises three offices which vary in size, a meeting room, a store/ server room and a small kitchenette, all accessed via a shared entrance hall. The suite is bright and neutrally decorated with some period features.

The offices benefit from central heating and four car parking spaces. There are a number of public car parks nearby for additional parking.

There are shared WC facilities and a shower room. There is a board room with full video conference facilities which can be booked on the ground floor of the building.

Accommodation (Approximate IPMS3)

Floor	Area (sq ft)	Area (sq m)
Total	1,159	107.67

Energy Performance Certificate

EPC rating C58. A copy of the EPC is available on request.

Terms

The offices are available for £23,500 per annum as an all inclusive rent to include, central heating, electricity, water and cleaning of communal areas. The inclusive rent does not include broadband, business rates or VAT.

Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £9,400. We recommend that prospective tenants or purchasers verify this with the Valuation Office.

VAT

We are advised that VAT will be payable.



Location

Romsey is approximately 9 miles north west of Southampton and 4 miles from Junction 3 of the M27. 32 Bell Street is in the Town Centre close to a variety of shops, restaurants and Romsey Abbey. Romsey has its own railway station with frequent services to Southampton, Salisbury and Eastleigh. Southampton Airport is approximately 5 miles to the East.

For all enquiries:

Lauren Udall MRICS

Email: lu@keygrove.com
Direct Dial: **023 8083 5964**
Office: **023 8063 5333**
Mobile: **07388 949740**

James Allen

Email: ja@keygrove.com
Direct Dial: **023 8083 5962**
Office: **023 8063 5333**
Mobile: **07976 677482**

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

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

Date published 10-Jul-2024

