

# To Let

- Ample Car Parking
- Period Building
- Good Access to M27
- Utility Costs Included



Offices In Listed Building on Secure Site  
460 - 965 sq ft (42.73 - 89.65 sq m)

Testwood House, Testwood Park, Salisbury Road, Calmore, Southampton,  
Hampshire, SO40 2RW

  
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Testwood House, Testwood Park, Salisbury Road, Calmore,  
Southampton, Hampshire, SO40 2RW

## Description

These are two offices in listed building on a secure site. The first office is on the first floor and the second office is on the first and second floor. The offices have central heating, some LED lighting, raised access floors and some skirting trunking, there are shared WC's and shared kitchen/ tea making facilities There is ample car parking on the site.

## Accommodation (Approximate IPMS3)

Floor	Area (sq ft)	Area (sq m)
First Floor Main Office	460	42.73
First Floor Front Office & 2nd Floor Meeting Room / Office	505	46.91
<b>Total</b>	<b>965</b>	<b>89.65</b>

## Energy Performance Certificate

This property is a listed building. No EPC is required.

## Terms

The premises are available on a new full repairing and insuring lease at an initial rent as follows:-

First Floor Main Office - £9200 per annum inclusive

First floor Front office & 2nd Floor meeting room/office - £10,100 per annum inclusive

## Service Charge

The service charge is included in the rent. Tenants will be responsible for their own broadband and cleaning costs.

## Rates

Business rates are included in the rent.

## VAT





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## Location

Testwood Park has excellent road connections and is located on the A36 Salisbury Road, less than 1.5 miles from Junction 2 of the M27 to the west of Southampton. Rail services to London Waterloo and other national destinations are available from Totton and Southampton Railway Stations.

*For all enquiries:*

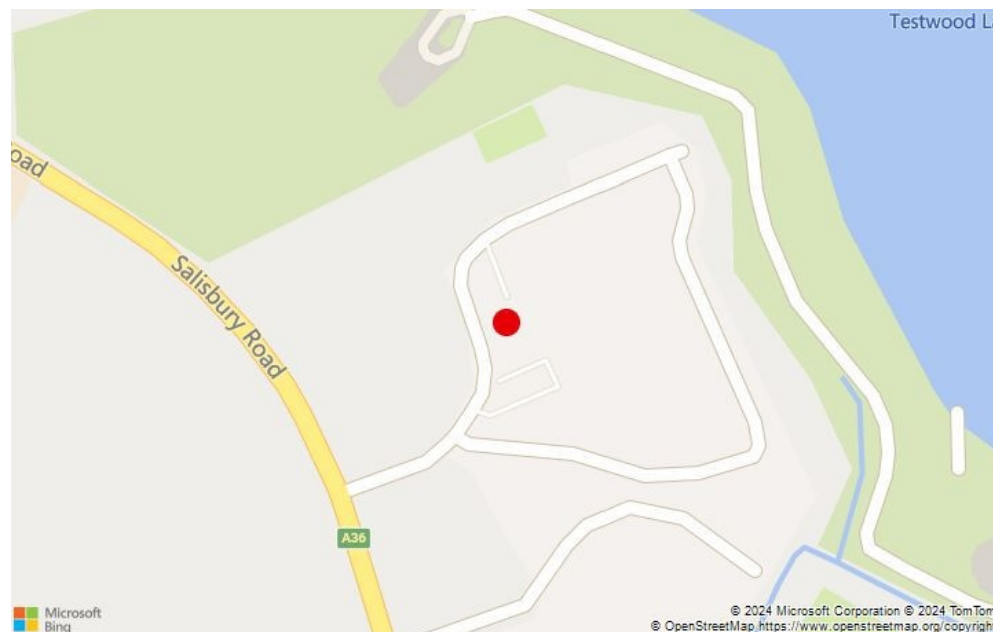
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## Map



## 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.

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**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 17-Jul-2024

