



Primmer Olds **BAS**

# TO LET

## Popular Office Park Adjacent J7 M27 with Parking

FIRST FLOOR UNIT 6, BERRYWOOD BUSINESS VILLAGE, TOLLBAR WAY, HEDGE END, HAMPSHIRE, SO30 2UN

### KEY FEATURES

- Net Internal Area 1,188 sq.ft
- 6 allocated parking spaces
- Located in close proximity to J7 M27
- Modern office development
- Air conditioning
- Ground floor recently let



Primmer Olds B-A-S  
Mountbatten House, 1 Grosvenor Square, Southampton, SO15 2JU  
Enquiries: Call us on 023 8022 2292



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# FIRST FLOOR UNIT 6, BERRYWOOD BUSINESS VILLAGE

## DESCRIPTION

The property is situated approximately 10km (6 miles) to the north east of Southampton City Centre to the south east of Eastleigh. Berrywood Business Village fronts onto the B3342 (Tollbar Way), approximately 2.5km (1.5 miles) north east of Junction 7 of the M27 Motorway, which provides east- west communications and links with the M3 to the west at Junction 4. Hedge End railway station is approximately 1.3 Km (0.8 miles) to the east, while Southampton International Airport and Southampton Parkway mainline railway station are also located close to Junction 5 of the M27.

The accommodation comprises first floor office space within a modern office development. The mainly open plan office space benefits from air conditioning and carpeting throughout. There is a kitchenette located within the office suite. Within the communal core of the building are recently refurbished male, female and disabled WCs. Externally there is parking for 6 cars.

## ACCOMMODATION

Floor Areas	Sq Ft	Sq M
<b>Total Internal Area</b>	<b>1,148</b>	<b>106.65</b>

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

## PLANNING

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe`, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

## TERMS

Available by way of a new effectively full repairing and insuring lease for a term to be agreed at a rent of £22,750 per annum exclusive of rates, VAT (if applicable) & all other outgoing. A service charge will be payable for the maintenance and management of the common parts of the building and estate. Further information is available on request.

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## RATES

Rateable Value To be assessed  
 Source – voa.gov.uk  
 The 2023/2024 standard multiplier is 0.499 (49.9p payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation.

## EPC

Asset Rating TBC

## CODE OF LEASING

All interested parties should be aware of the Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.



**VIEWING & FURTHER INFORMATION: CALL 023 8022 2292**

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**Dominic Arkell**  
 Commercial Agent  
 darkell@primmeroldsbas.co.uk  
 07918 926 119



**Roseanna Liddiard**  
 Surveying Executive  
 rliddiard@primmeroldsbas.co.uk  
 023 8022 2292



**Martin Hastelow**  
 mhastelow@savills.com



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**Dominic Arkell**  
Commercial Agent  
darkell@primmeroldsbas.co.uk  
07918 926 119



**Roseanna Liddiard**  
Surveying Executive  
rliddiard@primmeroldsbas.co.uk  
023 8022 2292



**Martin Hastelow**  
mhastelow@savills.com