



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 1,148 sq.ft
- 6 allocated parking spaces
- Located in close proximity to J7 M27
- Modern office development
- Air conditioning
- EPC Rating - B



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
Total Internal Area	1,148	106.65

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 in excess of £24,682 per annum exclusive of rates, VAT (if applicable) & all other outgoings. 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.

RATES

Rateable Value To be assessed

Source – voa.gov.uk

The 2024/2025 small business 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 B

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

These details are provided for general information purposes and whilst every effort has been made to ensure accuracy, no responsibility is taken for any errors or omission or miss-statement in these particulars. Noting in these details constitutes an offer or contract. No responsibility or warranty whatsoever is made during negotiations by the agent, seller or lessor. All plans provided are for identification only and are not to be scaled or to be relied upon. No services have been tested and no warranty is given on their existence or condition. All interested parties are required to carry out their own due diligence. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT, in respect of any transaction. No part of this document should be re-produced or transmitted without the prior written consent of the agent.



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