



Primmer Olds **BAS**

TO LET

Industrial Unit with Office

UNIT B, WALTHAM BUSINESS PARK, BRICKYARD ROAD, SWANMORE, SO32 2SA

KEY FEATURES

- GIA - 2,946 sq.ft (273.78 sq.m)
- New lease
- Industrial/Office Unit with additional mezzanine storage space
- Popular Industrial Park
- Allocated Parking
- Asking Rent £35,000 pa
- New LED security lighting at both front and rear of property



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



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UNIT B WALTHAM BUSINESS PARK

LOCATION

Swanmore is located in the neon valley midway between Bishops Waltham and Wickham. The estate is situated off Brickyard Road off New Road which provides easy access to the B2177 (Winchester Road).

DESCRIPTION

A modern centre terrace portal framed industrial/warehouse building with an internal eaves height of 5.7m. There is a loading door providing access to the rear and separate entrance to the front with a 2 storey office element overlooking its warehouse. There is also an attractive mezzanine store area.

ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Ground Floor	1,766	164.09
First Floor/ Office	882	81.97
Extra Mezzanine Storage	298	27.72
Total Gross Internal Area	2,946	273.78

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

TERMS

Available by way of a new full repairing and insuring lease for a term to be agreed at £35,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Note: There is to be a service charge levied to cover communal estate costs

Note: It is understood VAT is not payable on rents.

PLANNING

Under the new planning regulations, 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.

RATES

Rateable Value £24,000

Source – voa.gov.uk

The 2022/2023 small 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.

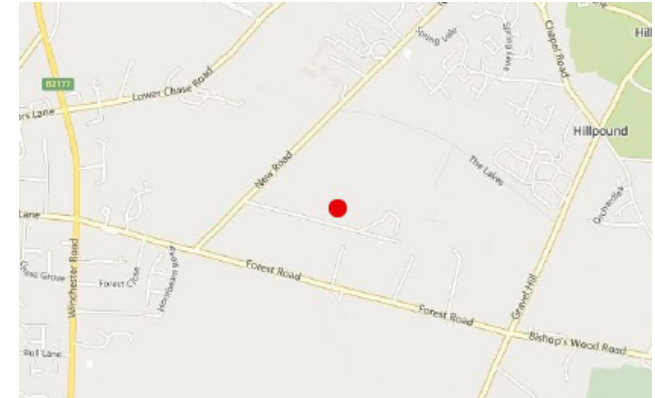
*If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable. We advise all parties speak to the local authority in the first instance for confirmation.

EPC

Asset Rating C (63)

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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