



Primmer Olds **BAS**

FOR SALE

Attractive "Barn Style" office building with parking

6 MANOR FARM OFFICES, FLEXFORD ROAD, NORTH BADDESLEY, SOUTHAMPTON, HAMPSHIRE, SO52 9DF

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KEY FEATURES

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- Total Net Internal Area - 520 sq.ft (48.38 sq.m)
 - Attractive barn style office
 - Allocated parking
 - Freehold office space
- Asking Price £205,000 subject to contract
- Suitable for owner occupation



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



CALL US ON 023 8022 2292 | WWW.PRIMMEROLDSBAS.CO.UK

UNIT 6 MANOR FARM OFFICES

DESCRIPTION

The property is set within Manor Farm office park which comprises a number of detached office buildings in an attractive setting. The office park has good access to the nearby centres of Southampton, Eastleigh and Romsey together with the M27 / M3 motorway.

The property comprises a single storey barn style office block partitioned with a high quality office area with a meeting room. The office benefits from a WC and kitchenette.

There is parking for circa 4 cars.

ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Total Internal Area	520	48.38

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

TENURE

Freehold

TERMS

Offers considered in the region of £205,000 subject to contract for the freehold interest with vacant possession on completion.

VAT

We understand that VAT is applicable, however all parties are advised to make their own enquiries into the matter.

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 £8,300

Source - voa.gov.uk

The 2023./2024 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.

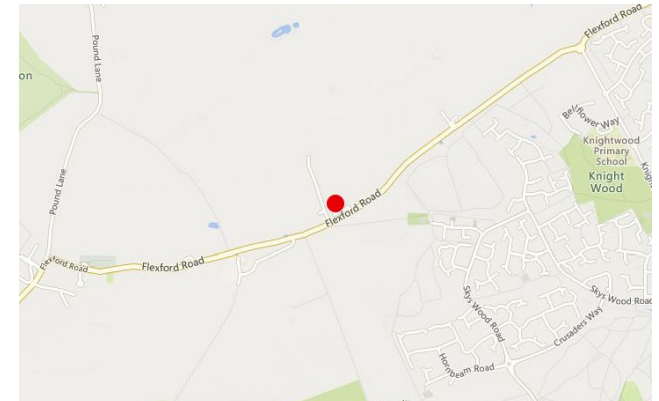
*If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable. We advise all parties speak to the local authority in the first instance for confirmation.

EPC

Asset Rating D (100)

MONEY LAUNDERING

Please note all prospective purchasers will need to be verified for 'Anti Money Laundering' purposes prior to issuing memorandum of agreed terms of sale.



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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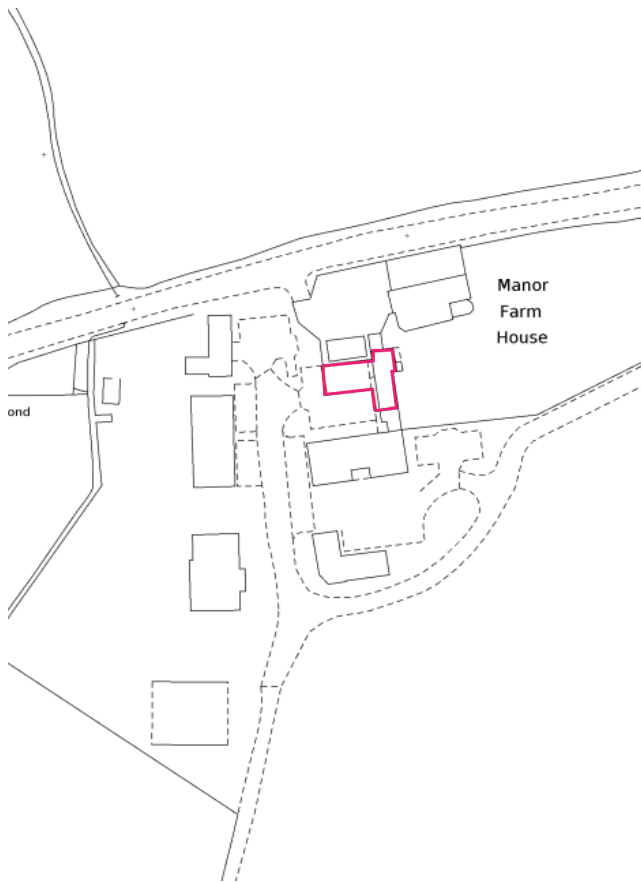


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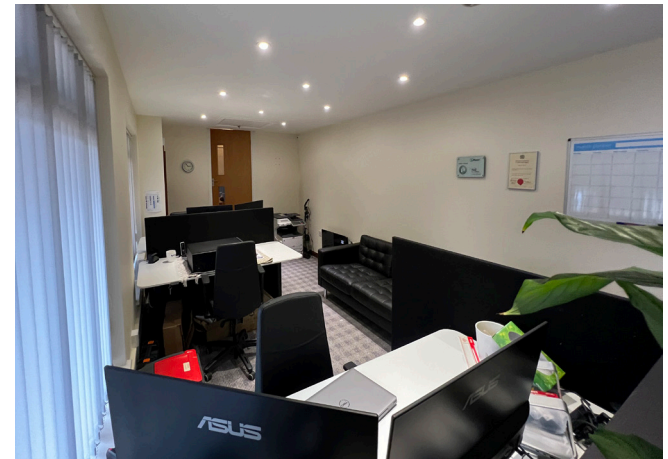
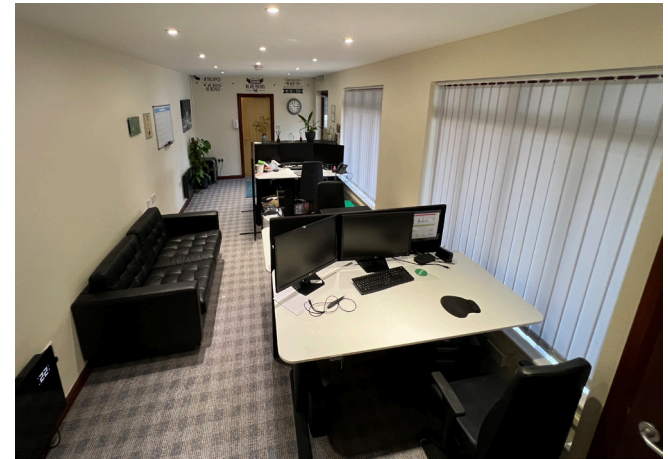
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For guidance purposes only. Not to scale and not to be relied upon.



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