



Primmer Olds **BAS**

# TO LET

## First & second floor office space available

FIRST & SECOND FLOOR 21A HURSLEY ROAD, CHANDLERS FORD, EASTLEIGH, HAMPSHIRE, SO53 2FS

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### KEY FEATURES

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- NIA - 1,943 sq.ft (180.51 sq.m)
- Short term agreement available
- Nearby Occupiers include The Co-operative Food, Hursley Cafe and the Monks Brook
- Situated in a popular shopping parade
- Close proximity to Chandler's Ford railway station
- Asking rent £23,000
- No VAT payable



Primmer Olds B-A-S  
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Enquiries: Call us on 023 8022 2292



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# 1ST & 2ND FLOORS 21A HURSLEY ROAD

## LOCATION

Chandler's Ford is situated approximately 6 miles north of Southampton and 6 miles south of Winchester at the intersection of the M3/M27 motorway network. The premises is situated at the rear of a local shopping parade on Hursley Road.

The immediate surrounding area is mainly residential and Chandler's Ford railway station is a short walk away.

## DESCRIPTION

The property comprises of first and second floor office space suitable for a variety of Class E Users. The property also benefits from a well presented Kitchen/Staff breakout space, WC's and training rooms. At the rear of the property is a car parking area, where parking is available at an additional cost.

## ACCOMMODATION

Floor Areas	Sq Ft	Sq M
First Floor	1,263	177
Second Floor	680	63.17
Total Internal Area	1,943	180.51

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

## TERMS

Available by way of 12 month licence at £23,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Note: There is to be a service charge levied to cover communal 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 £23,250

Source – voa.gov.uk

The 2023/2024 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.

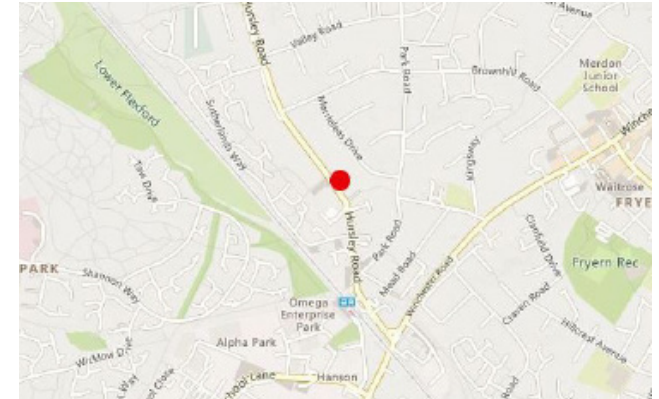
\*If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable. We advise all parties speak to the local authority in the first instance for confirmation.

## EPC

Asset Rating D (96)

## 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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