



Primmer Olds B&S

TO LET

Fully Serviced Office Available

OFFICE SUITE MANOR PARK FARM, LYNDHURST ROAD, MINSTEAD, LYNDHURST, HAMPSHIRE, SO43 7FY

KEY FEATURES

- NIA - 1,470 sq.ft (136.56 sq.m)
- Allocated parking available
- Asking rent £22,050 per annum
- Close proximity to A31
- Located in an attractive setting
- Situated in the heart of the New Forest
- No VAT



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



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OFFICE SUITE MANOR PARK FARM

LOCATION

Manor Park Farm Estates offers an office to rent fully serviced with all bills inclusive in an attractive setting. Situated a 5 minute drive from the A31 in the heart of the New Forest, set on a former stud farm in a lovely quiet rural location.

DESCRIPTION

The property comprises of large office space, with shared WC and kitchen facilities. There is additional storage space on the first floor. Other benefits include its rural location, with ample parking for the unit.

ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Ground Floor	1,270	117.98
First Floor	200	18.58
Total Internal Area	1,470	136.56

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 a new full repairing and insuring lease for a term to be agreed at £22,050 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 £11,750

Source – voa.gov.uk

The 2024/2025 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 (74)

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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