



Primmer Olds **BAS**

# TO LET

## Ground Floor Office Suite Available

UNIT 7 CLAYLANDS PARK, CLAYLANDS ROAD, BISHOPS WALTHAM, HAMPSHIRE, SO32 1BH

### KEY FEATURES

- NIA - 440 sq.ft (40.87 sq.m)
- Guide rent £10,800 per annum inclusive of all additional costs
- EPC rating - B
- Short term, flexible contracts available (6-12 months)
- Extra mezzanine & storage space available
- Popular business park
- Floor to ceiling windows and doors
- Two allocated parking spaces



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



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# UNIT 7 CLAYLANDS PARK

## LOCATION

The property is located in the town of Bishops Waltham, approximately 11.5 miles from Southampton City Centre and 11 miles from Winchester. The B3035 provides easy access to the M27 and Southampton via Botley and Hedge End. Claylands Road is a cul-de-sac and can be accessed from the B2177 Winchester Road. Claylands Park is situated on the corner, nearing the end of the cul-de-sac.

## DESCRIPTION

The property comprises a good sized ground floor office and communal WC's and kitchen area. The property benefits from two allocated parking spaces.

## ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Total Internal Area	440	40.87

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 £10,800 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Note: No service charge levied.

Note: It is understood VAT is 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

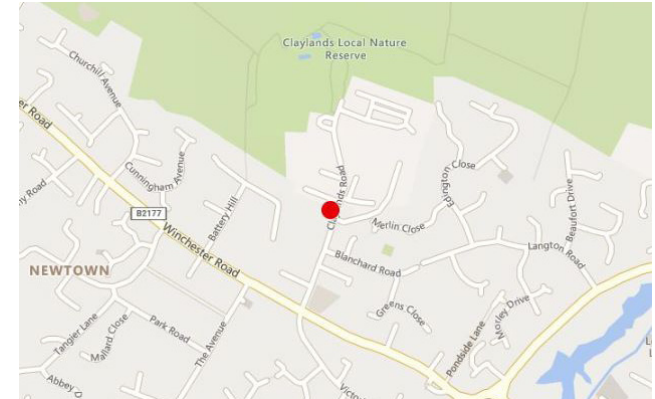
Rateable Value To be assessed  
Source – voa.gov.uk  
The 2024/2025 small multiplier is 0.499 (49.9p payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation.  
\*If you qualify as a 'small business' you may be eligible for 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 B(39)

## 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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