



Primmer Olds **BAS**

# TO LET

## High Quality Single Storey Barn Style Office With Parking

THE STABLES, UPPER ASHFIELD FARM, HOE LANE, ROMSEY, HAMPSHIRE, SO51 9NJ

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### KEY FEATURES

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- Net Internal Area - 1,325 sq.ft (123.08 sq.m)
- Air conditioned offices
- Exposed beams
- 6 x allocated parking spaces
- Electronic access gate
- Courtyard business park
- Easy access to M27 via J3



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



CALL US ON 023 8022 2292 | [WWW.PRIMMEROLDSBAS.CO.UK](http://WWW.PRIMMEROLDSBAS.CO.UK)

# THE STABLES, UPPER ASHFIELD FARM

## LOCATION

The Stables forms part of an exclusive high quality office park situated just off the A3057 which provides superb access to Junction 3, M27. Romsey town centre is approximately 0.75 miles to the north.

## DESCRIPTION

The subject property comprises a single storey oak framed built around a central courtyard. All barns are constructed to an extremely high level and built within gated grounds benefitting from CCTV and good parking. The offices are fitted with wall mounted air conditioning units. The property benefits from a 20 MB dedicated leased line connection (subject to ongoing monthly charge). There are 6 allocated parking spaces.

## ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Office	1,208	112.22
Kitchen	58	8.39
Store	59	5.48
<b>Total Internal Area</b>	<b>1,325</b>	<b>123.08</b>

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 £33,125 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



## VAT

We understand VAT is payable on rents.

## RATES

Rateable Value £16,500

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.

## EPC

Asset Rating A (21)

## 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.

## 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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