



Primmer Olds **BAS**

TO LET/ FOR SALE

Single Storey Self-Contained Office Unit

UNIT F MEADOW VIEW BUSINESS PARK, WINCHESTER ROAD, UPHAM, SOUTHAMPTON, SO32 1HJ

KEY FEATURES

- NIA - 1,184 sq.ft (109.99 sq.m)
- Located in a secure and attractive business park
- Semi-Rural location
- High energy efficient building - EPC B
- 5 allocated parking spaces
- Air conditioning
- VAT payable



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



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UNIT F MEADOW VIEW BUSINESS PARK

LOCATION

Meadow View Business Park is located within the South Downs National Park on the edge of the village of Upham. The site is accessed via a private road off B2 117 Winchester Road, providing connections to Winchester and Bishops Waltham and in close proximity to the B3037 junction leading to Fair Oak. The location offers convenient access to the M27 motorway with junction 7, 5.6 miles south west and the M3 leading north to Winchester and Basingstoke.

DESCRIPTION

The subject accommodation comprises ground floor office space with a store room and glass fronted meeting room. The unit has two WCs and a kitchenette.

The property also benefits from a small courtyard area to the rear.

ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Total Internal Area	1,184	109.99

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

TERMS

Offers considered in the region of £300,000 subject to contract for the freehold interest with vacant possession on completion.

The property is also available by way of a new full repairing and insuring lease for a term to be agreed at £20,000 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 payable.

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 £18,250

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.

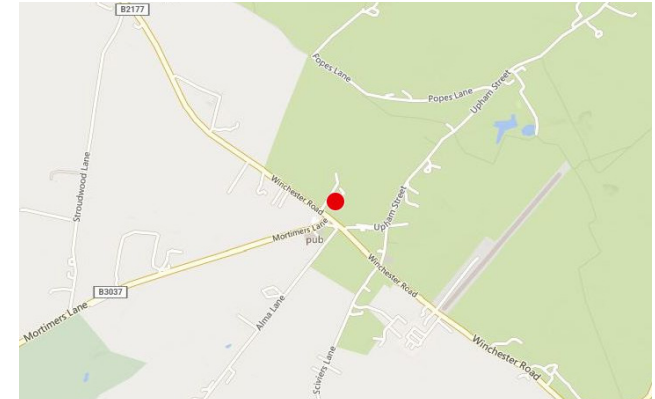
*If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable. We advise all parties speak to the local authority in the first instance for confirmation.

EPC

Asset Rating B(40)

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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