



Primmer Olds B&S

TO LET

Office with Excellent Parking

UNIT 8, SUITE 2, SILKSTEAD FARM, SILKSTEAD LANE, HURSLEY, WINCHESTER, HAMPSHIRE, SO21 2LG

KEY FEATURES

- NIA - 1,296 sq.ft (120 sq.m)
- New lease
- Rural setting
- Close proximity to M3, Junction 12
- Air conditioned
- Excellent parking. Additional parking available by separate negotiation
- Asking rent £27,000 per annum



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



CALL US ON 023 8022 2292 | WWW.PRIMMEROLDSBAS.CO.UK

.....

UNIT 8, SUITE 2, SILKSTEAD FARM

.....

LOCATION

The site is located just off Poles Lane which is within close proximity to junction 12 of the M3 motorway. Otterbourne is located approximately 4 miles south of Winchester and 8 miles north of Southampton City Centre.

Silkstead Farm provides a beautifully rural setting, with an array of other businesses being based out of the farm. Easy access roads in and out of the grounds, allowing for larger deliveries to the industrial unit.

DESCRIPTION

Well presented office space available in a rural location with good connection to the M3, Winchester and Southampton. Converted approx 10 years ago - Suite 2 has been fitted out to a high specification with 2 open office areas, small kitchenette and separate WC area.

ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Total Internal Area	1,296	120

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 £27,000 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 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.

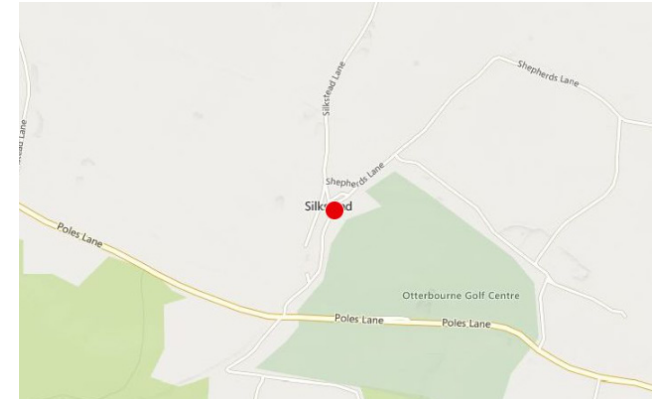
*If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable. We advise all parties speak to the local authority in the first instance for confirmation.

EPC

Asset Rating To be assessed

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.



Oliver Noble
Investment & Development Agent
onoble@primmeroldsbas.co.uk
07909 809 511



Kristina Liddiard
Surveying Executive
kliddiard@primmeroldsbas.co.uk
023 8022 2292

.....

UNIT 8, SUITE 2, SILKSTEAD FARM

.....



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.



Oliver Noble
Investment & Development Agent
onoble@primeroldsbas.co.uk
07909 809 511



Kristina Liddiard
Surveying Executive
kliddiard@primeroldsbas.co.uk
023 8022 2292