



Primmer Olds BAS

TO LET

First Floor Office Unit

UNIT 2, THE OLD CARHOUSES, BROADLANDS PARK, ROMSEY, SO51 9LQ

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KEY FEATURES

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- NIA - 938 sq.ft (87.14 sq.m)
- New lease
- Attractive rural location
- Allocated parking
- Close proximity to M27, Junction 3
- 100% Small Business Rates Relief (subject to eligibility)



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



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UNIT 2, THE OLD CARTHOUSES

LOCATION

The premises are located on The Broadlands Estate on the edge of Romsey, an attractive and prosperous market town with an historic centre lying alongside and at a bridging point of the River Test.

The Old Carhouses have good communication links, being located via Spaniards Lane off the A3057. The centre of Romsey is 5 minutes by car to the North and the M27 motorway can be accessed at junctions 2 & 3 to the South. Southampton is situated approximately 8 miles to the South, Winchester lies 10 miles to the North East via the A390 and Salisbury 15 miles to the North

DESCRIPTION

The premises is a former agricultural building that has been sympathetically converted into office space. Unit 2 is located on the first floor and benefits from shared facilities to include kitchen area and WC's. The unit has recently been decorated and had new flooring fitted.

ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Total Internal Area	938	87.14

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 £14,000 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

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 £14,250

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.

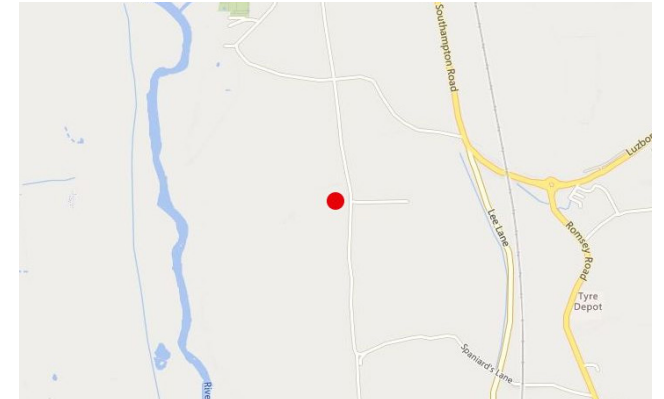
*If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable. We advise all parties speak to the local authority in the first instance for confirmation.

EPC

Asset Rating C (61)

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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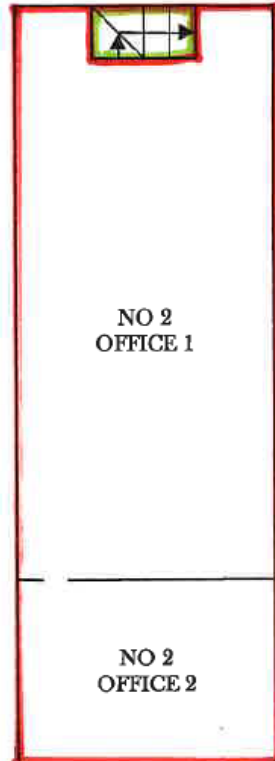
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UNIT 2, THE OLD CARTHOUSES

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FIRST FLOOR



For identification purposes only. Not to scale and not to be relied upon.



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