



**TO LET**  
**STORAGE BUILDING**

**known as**  
**UNIT 1, WOODLEA NURSERY, WINTERSHILL,**  
**BISHOPS WALTHAM, SOUTHAMPTON, SO32 2AH**



**TO LET**  
**Unit 1 GEA 2325 ft<sup>2</sup> (216.0m<sup>2</sup>)**  
**RENT: £2,000 per calendar month**  
**AVAILABLE NOW**

**LOCATION:**

Unit 1 is located within the Woodlea Nurseries, accessed via a tarmac driveway leading from Wintershill, situated on the north-east edge of Bishops Waltham. See Location Plan.

What3Words///sailors.undertone.highly

**DESCRIPTION:**

The building comprises a steel portal framed building, with reinforced concrete walls to 2.2m with closed board timber cladding above, under a fibre cement roof with roof lights and floated concrete floors throughout. The building is accessed via an electric roller shutter door, with adjacent steel pedestrian door. The building measures 18.0m x 12.0m.

The building has LED lighting and socket points with the building.

There is a small open yard to the front of the building (approx. 8.5m x 12.0m).

The building is accessed via the right of way, as shown coloured blue on the plan. The right of way must be kept clear at all times.

**CAR PARKING:**

Parking is available in the yard to the west of the building - See Site Plan. Outside storage is not allowed.

**SERVICES:**

Mains electricity is connected to the building. Mains water can be connected at the tenant's cost.

**PLANNING:**

The building benefits from Planning Approval for B8 Storage Use - Planning Reference, Winchester 19/00268/FUL.

**BUSINESS RATES:**

The building has not yet been assessed for Business Rates, but Small Business Rates may apply and would be payable by the Tenant in addition to the rent.

**VIEWING:**

Strictly by appointment with the Landlord's Agents - Henry Brice Tel: 01489 896422.

Email: [henry@ianjuddandpartners.co.uk](mailto:henry@ianjuddandpartners.co.uk)

**AVAILABILITY:**

The Building is available for rent now.

**HOURS OF WORKING:**

Hours of Working: 0800 - 1800 hrs Monday to Friday, 0800 - 1300 hrs on Saturday and at no time on Sundays or recognised Public holidays.

**LEASE:**

The letting will be on a Full Repairing and Insuring (FRI) basis for an initial 3 years Term with a Break Clause after 1 year for either party and will be excluded from the security provisions of the Landlord and Tenant Act 1954.

**RENT:**

£24,000 per annum, payable monthly in advance. The rent is exclusive of any business rates that might be payable.

**VAT:**

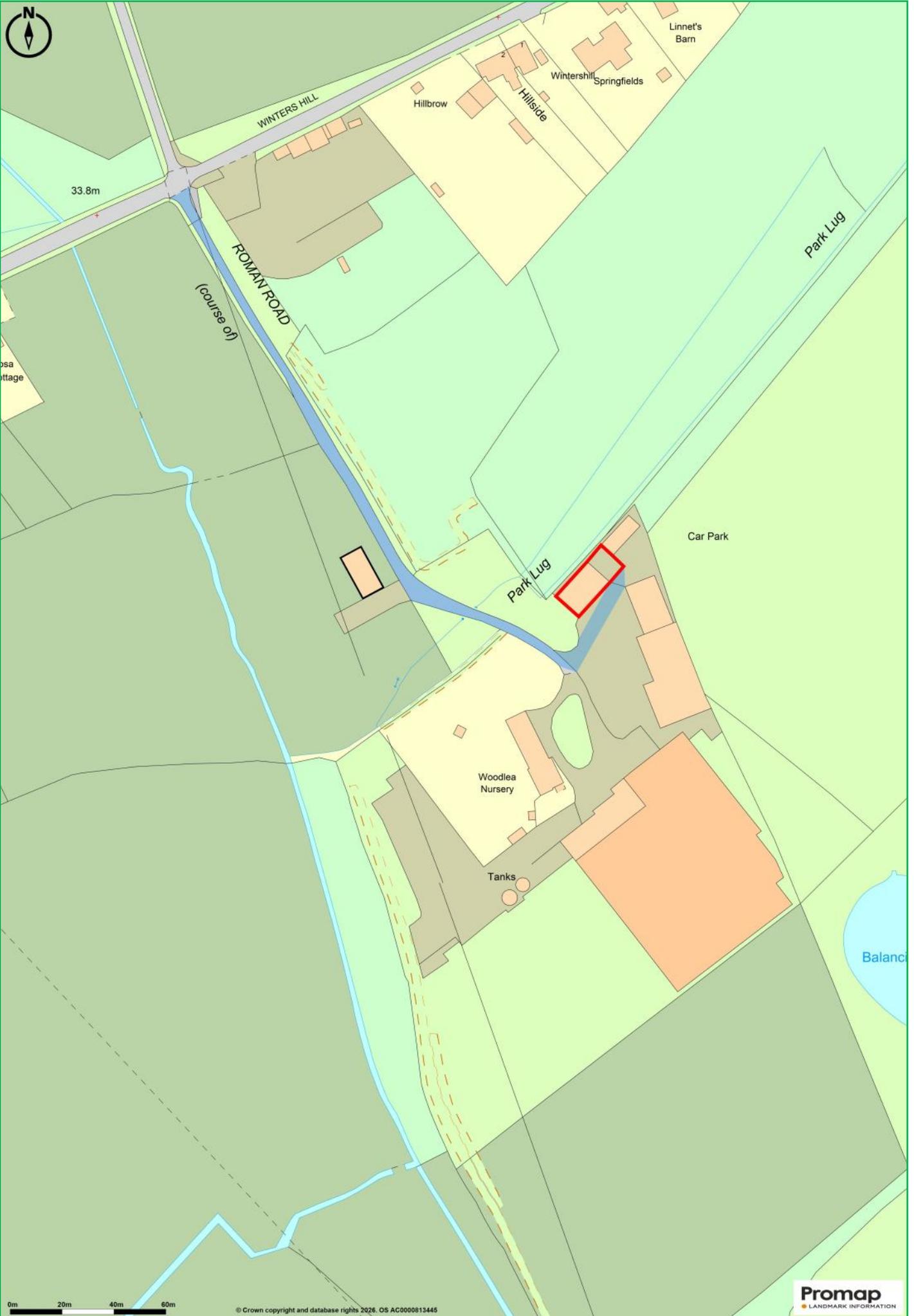
VAT is **NOT** payable in addition to the Rent .

**DEPOSIT:**

A deposit of £2,500 will be payable to the Landlord's Agents refundable upon expiry of the tenancy.

**OTHER TERMS:**

- i) The Tenant will pay a one-off contribution towards the Landlord's Letting Agent fees of £750 plus VAT.
- ii) The Landlord will insure the building but the Tenant will refund the Insurance premium and IPT .
- iii) The Tenant will be responsible for all outgoing including water, drainage, electricity, telephone, and rates.
- iv) The Lease will be granted for an initial 3 year term with a break clause at the end of Year 1 for either party on 3 months written notice.
- v) The rent will be reviewed at the end of each year to the Retail Price Index (RPI)
- vi) A Personal Guarantor will be required to guarantee the Lease and all payments due



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