

**TO LET**

**GROUND FLOOR OFFICE**

**1,724 SQ FT // 160.16 SQ M**



HAMPSHIRE COMMERCIAL

**goadsby**

**GROUND FLOOR OFFICE, CHANCERY HOUSE**

PREMIER WAY, ABBEY PARK INDUSTRIAL ESTATE, ROMSEY, HAMPSHIRE SO51 9DQ

## SUMMARY >

- POPULAR BUSINESS LOCATION
- CLASS E PREMISES
- CAR PARKING
- MODERN OPEN PLAN SPACE
- EXCELLENT ACCESS TO M27

QUOTING RENT: £28,500 PER ANNUM EXCL.



6 Car  
Parking Spaces



B - 46  
EPC Rating



Excellent  
Transport Links



**GROUND FLOOR OFFICE, CHANCERY HOUSE**  
PREMIER WAY, ABBEY PARK INDUSTRIAL ESTATE, ROMSEY, HAMPSHIRE SO51 9DQ

## Location

- Romsey miles north west of Southampton and 4 miles from Junction 3 of the M27
- Abbey Park is a well established business estate on the eastern edge of Romsey with access from the A27
- Romsey Town Centre is approximately 2.4 miles

## Description

- Chancery House is a modern two-storey office in a prominent position on Premier Way, Abbey Park Industrial Estate
- The subject suite is on the ground floor, accessed via a shared entrance hall
  - Perimeter trunking
  - Raised floors
  - LED lighting
  - Air conditioning
- Glazed meeting/boardroom.
- Equipped with a kitchenette within the suite.
- WC facilities available in the entrance hall.
- 6 car parking spaces provided.

## Accommodation

Total Area (Approximate IPMS3)                      1,724 sq ft                      160.16 sq m

## Rent

**£28,500 per annum, exclusive.**

## Lease

The premises are available on a new sub-lease.

## Service Charge

There is a service charge payable. Further information is available on request.



## Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

## VAT

We are advised that VAT will be payable.

## Rateable Value

To be assessed  
Rates payable at 49.9p in the £ (year commencing 1<sup>st</sup> April 2024).

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## Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



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## Important

### THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

### ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

### REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

[goadsby.com](https://www.goadsby.com)

