

TO LET

RURAL OFFICE ACCOMMODATION

933 SQ FT // 86 SQ M



HAMPSHIRE COMMERCIAL

goadsby

UNIT 2 THE OLD CARTHUSES

BROADLANDS PARK, ROMSEY, HAMPSHIRE, SO51 9LQ

SUMMARY >

- OFFICES IN ATTRACTIVE RURAL SETTING
- OPEN PLAN
- GOOD ON SITE PARKING
- CLOSE ACCESS TO M27 MOTORWAY VIA JUNCTION 3
- EPC RATING: C - 61

RENTS FROM: £10,300 PER ANNUM EXCL.



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 West. Romsey's train station provides services to and from Southampton central.

Description

The premises comprise former farm buildings converted to provide modern office accommodation with shared facilities.

The offices benefit from the following brief specification:

- Fluorescent lighting
- Oil central heating
- Carpeting throughout
- Shared kitchen
- Perimeter trunking
- Exposed beams
- Shared male, female and disabled WC facilities
- Allocated plus communal parking

Accommodation

	sq m	sq ft
Unit 2	86	933

Legal Costs

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

Lease

The premises are available to let by way of a new full repairing and insuring lease for a negotiable term incorporating upward only rent reviews.

Rents

£15,000 per annum are exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance by standing order.

Rateable Value

Unit 2: £14,250 (from 1.4.23)

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

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.

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