

FOR SALE

OFFICE

1,007 SQ FT // 93.57 SQ M



HAMPSHIRE COMMERCIAL

goadsby

10B MANSFIELD BUSINESS PARK

LYMINGTON BOTTOM ROAD, ALTON, HAMPSHIRE, GU34 5PZ

SUMMARY >

- LONG LEASEHOLD
- WOULD SUIT AN OWNER OCCUPIER
- RECENTLY REFURBISHED
- ALLOCATED PARKING

PRICE: £175,000 EXCLUSIVE OF VAT



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C - 58
EPC Rating

Location

The property is located in Mansfield Business Park approximately 0.8 miles from the modern village of Four Marks. The office is also 5 miles from Alton Town Centre and 15 miles from junction 10 of the M3. The business park has a mixture of local and international companies on site with a variety of different businesses.

Description

The subject unit is a first-floor office, currently configured to offer three separate office suites as well as a kitchen point and male and female WC facilities. The property also benefits from allocated parking. This is a rare opportunity to purchase a long leasehold office interest and would ideally suit an owner occupier.

Accommodation

Total Net Internal Area Approx: **93.57 sq m // 1,007 sq ft**

Tenure

Long Leasehold (975 years remaining on the long leasehold interest).

Price

Offers in excess of **£175,000 exclusive of VAT.**

Rateable Value

£12,750 (From 01/04/23)

Rates payable at 49.9p in the £ (year commencing 1st April 2023)



Legal Costs

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

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

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.

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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