

To Let

- Car Parking
- Ground and First Floor
- Gas Central Heating
- New Forest Business Location



Modern Offices

1,550 sq ft (144 sq m)

Unit 9, Hardley, Hardley Industrial Estate, Hythe, Southampton, Hampshire,
SO45 3NQ


Keygrove
www.keygrove.com
023 8063 5333

Description

An independently accessed office arranged over ground and first floors. The office benefits from some meeting rooms, male and female WC's, staff kitchen, gas central heating, some perimeter trunking, fluorescent lighting and fibre to the premises. The offices are mostly carpeted with some lino flooring on the ground floor. There are four car parking spaces and additional on road car parking on a first come first served basis.

Accommodation (Approximate NIA)

| Floor | Area (sq ft) | Area (sq m) |
|--------------|--------------|-------------|
| Total | 1,550 | 144 |

Energy Performance Certificate

EPC rating D 99 A copy of the EPC is available on request.



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Hampshire, SO45 3NQ

Terms

The premises are available on a new full repairing and insuring lease at an initial rent of £18,600 per annum exclusive.

Service Charge

There is a service charge payable in respect of this property. Further information is available on request.

Rates

To be assessed.

VAT

We are advised that VAT will not be payable.



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Location

The property is located on Hardley Industrial Estate, Lime Kiln Lane accessed via the A326 Totton Western By-Pass approximately 11 miles west of Southampton City Centre, 8 miles from Southampton Docks and 10 miles from the M27 Junction 2. Local occupiers include Travis Perkins, Randall Industrial Services and Vibrant Forest Brewery.

For all enquiries:

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Map



Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors. Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transactions. The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100064761

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