



HELLIER
LANGSTON
Commercial Property Consultants

TO LET

Open plan refurbished office suite with car parking

**Ground Floor, Colvedene Court, Wessex Business Park,
Colden Common, Winchester SO21 1WP**



KEY FEATURES

- 1,659 sq ft (154.12 sq m)
- Air conditioned
- 8 car parking spaces + 2 visitor's spaces
- Fitted kitchenette
- LED lighting
- Fully inclusive service charge
- Recently refurbished
- Comms room and perimeter trunking incorporating data ports
- Access to EV charging points

Call us on: **02382 022 111**
Visit: **www.hlp.co.uk**

Hellier Langston

Enterprise House, Ocean Village
Southampton SO14 3XB

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Description

Colvedene Court is a two storey office building that is primarily occupied by Taylor Wimpey. The space on offer is a ground floor office suite, benefitting from its own private entrance at the front of the property. The suite, which has been recently refurbished, is mainly open-plan with a tea point, two small meeting rooms and a coms room. The server cabinet has been retained within the comms room along with a bank of data points within 3 compartment perimeter trunking along the rear elevation.

Accommodation

The premises have been measured to Net Internal Area as follows:

Floor/ Use	Sq ft	Sq m
Ground floor office	1,659	154.12

Business Rates

The premises are currently assessed as Offices and Premises with a 2023 Rateable Value of £22,750. Source: www.tax.service.gov.uk/business-rates-find/search

Service Charge

£12,500 per annum

Inclusive of utilities and repair of common areas. For y/e August 2024.



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EPC

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Terms

The premises are available to let on a new effectively FRI lease for a term to be agreed.

Rent

£31,750 per annum

VAT

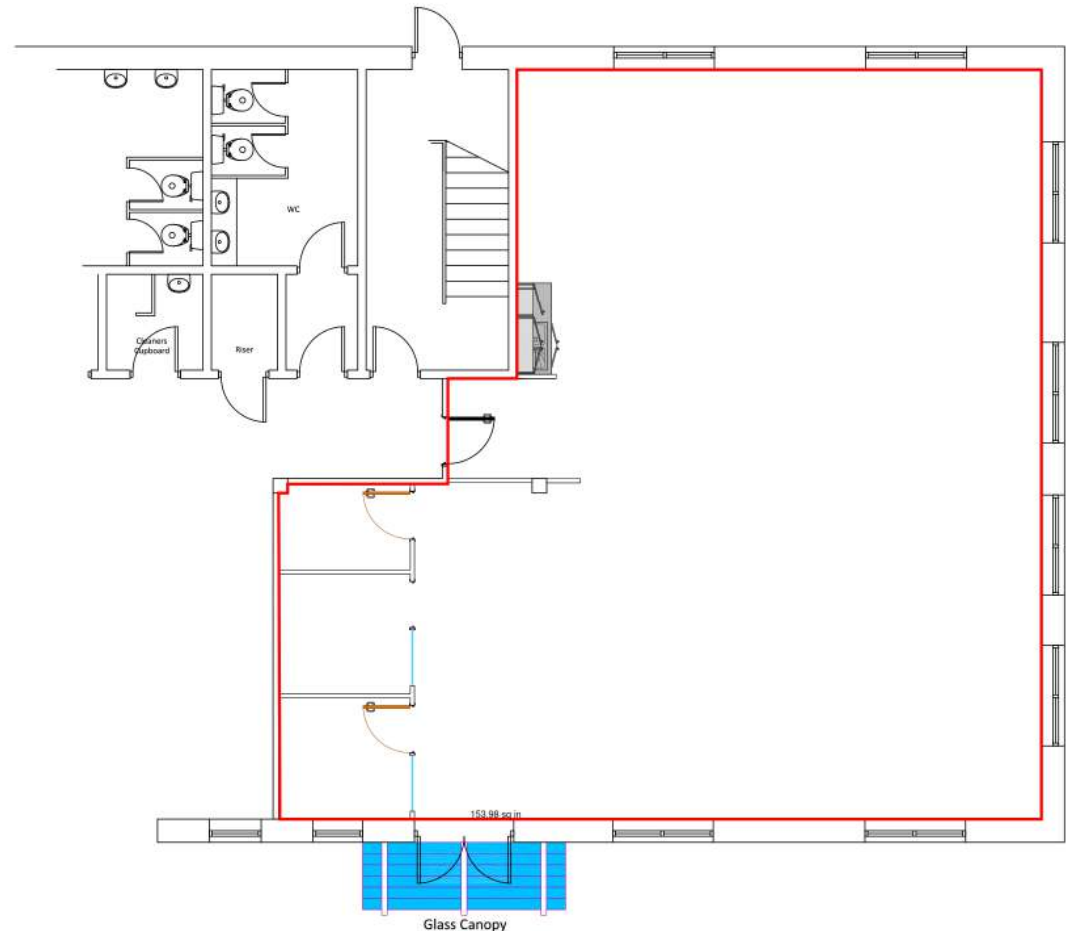
We understand that the premises have been elected for VAT.

Legal Costs

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

Anti Money Laundering

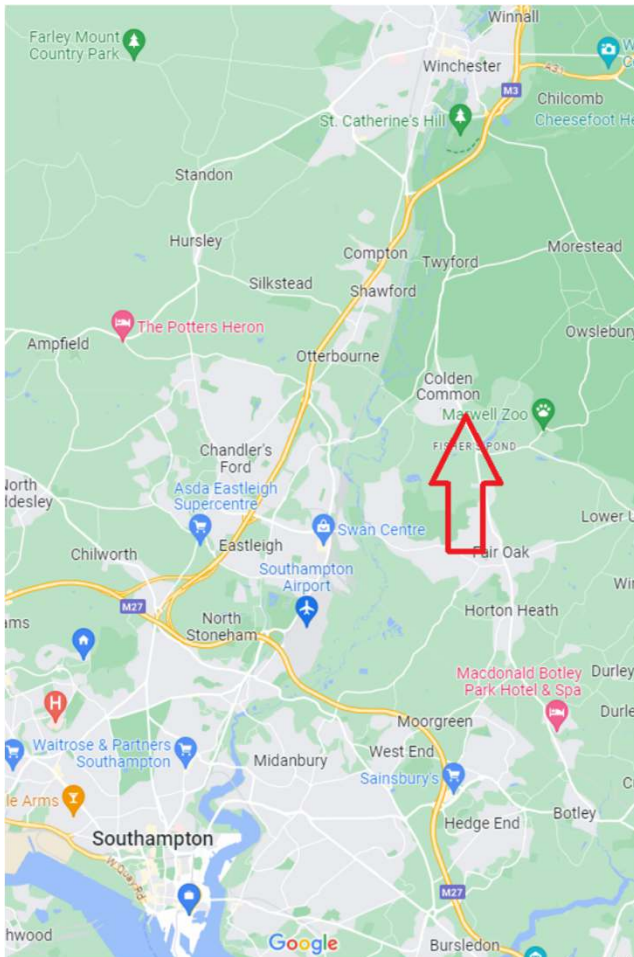
To comply with Anti Money Laundering regulations, Hellier Langston undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



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Location

Colvedene Court is located on Wessex Business Park, just off the roundabout junction between the B3354 and Church Lane in Colden Common, approximately 6 miles to the south of Winchester and 3.7 miles to the northeast of Eastleigh.

The B3354 links with Junction 11 of the M3 to the north via Twyford (3.7 miles) and Church Lane provides access to Junction 12 to the west via Allbrook (2.9 miles). Southampton Airport and Parkway railway station are circa 4.5 miles to the southwest.

Viewing

Strictly by appointment with the sole agents:

Call us on: 02382 022 111 Visit: www.hlp.co.uk



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