



**HELLIER
LANGSTON**
Commercial Property Consultants

TO LET

**Ground Floor, 1 Park Court, Premier Way,
Abbey Park, Romsey, Hampshire SO51 9DN
Modern Ground Floor Office Suite**



KEY FEATURES

NIA 203.73 sq. m. (2,193 sq. ft.)

Modern open plan space

Easy access M271 & M27

14 allocated parking spaces

No VAT on rent

Well established business location

Air conditioning

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Hellier Langston

Enterprise House, Ocean Village
Southampton SO14 3XB

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Modern Ground Floor Office Suite

Description

The building forms part of three buildings forming Park Court, set back from Premier Way. The space comprises a self-contained ground floor suite with shared entrance and provides excellent open plan accommodation with a very favourable parking ratio for tenants with 14 allocated spaces (1:156 sq. ft.). There is also overflow parking on Premier Way (public highway).

The building currently benefits from a leased line providing excellent internet connection (subject to terms).

Accommodation

The property has been measured and has the following approximate net internal areas:

	sq. m.	sq. ft.
Ground Floor	203.73	2,193

Terms

Available by way of a new full repairing and insuring lease for a term to be agreed.

Note: There is to be a service charge levied to cover communal costs. Approx. £950/qtr. Electricity, gas and buildings insurance are additional costs.

Rent

£38,400 per annum exclusive.

VAT

All prices quoted are exclusive of VAT.

Noe: It is understood VAT is not payable on rent but is payable on service charge.

Rateable Value

Offices and premises - £32,250

Source:

www.tax.service.gov.uk/business-rates-find/search

Energy Performance Certificate

Rating D-81

Legal Costs

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

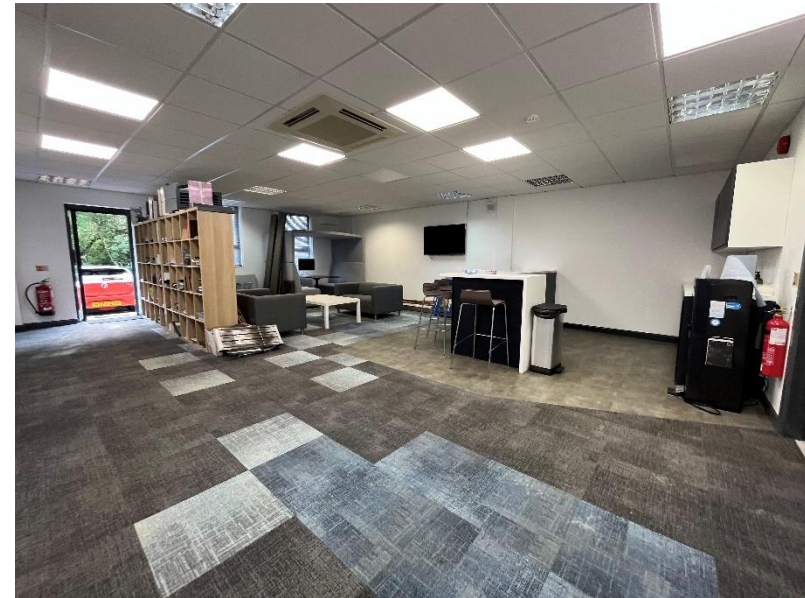
Code for Leasing Business Premises

The Code of Leasing Business Premises in England and Wales strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or Solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.



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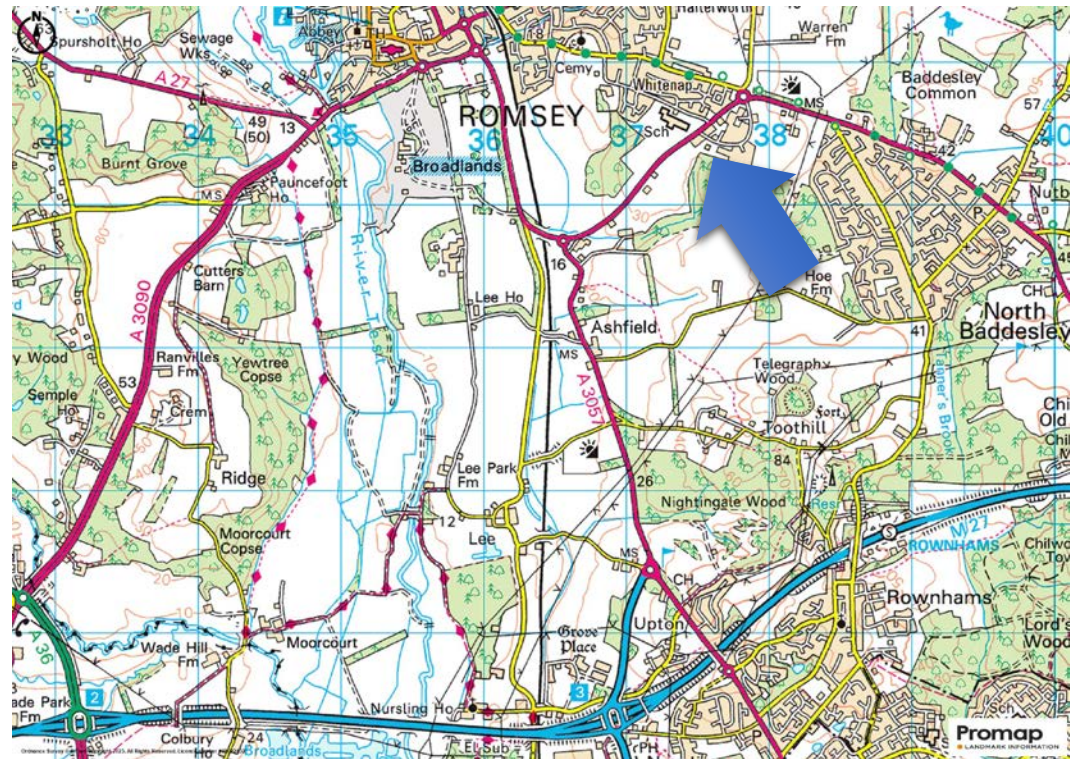
Modern Ground Floor Office Suite

Location

Park Court is located on Abbey Park a business park on the edge of Romsey (approximately 2 miles) and approximately 6 miles from Southampton. It is easily accessible from J3, M27.

Viewing

Strictly by appointment through sole agents Hellier Langston.



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