

Commercial Property for Rent



Office unit in a semi-rural location close to Romsey approximately 3983 sq ft, potential to split.

- **Office unit in semi-rural location close to Romsey.**
- **Extensive parking**
- **3983 sq ft with potential to split.**
- **Individual & open plan offices available**

Stanbridge Lane, Romsey, Hampshire.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract.

All Measurements are Approximate ONLY. Strictly subject to contract.

No structural survey has completed and services have not been tested. Interested parties should satisfy themselves as necessary as to the structural integrity of the premises and the working order of the services. On request Buckingham can provide Commercial Property Surveys as part of an overall package.

Location

The property is located on Stanbridge Lane within 2 miles of Romsey town centre. Romsey is a small market town, just 8 miles (13 km) from Southampton, 11 miles (18 km) from Winchester and only 16 miles (25 km) from Salisbury. Just fewer than 13,000 people live in Romsey, which has an area of about 4.93 square kilometres. The Property is within 10 miles of both the **M27 and M3 motorways**, providing fast links along the south coast and to London, and to the Midlands and the North via the A34.

Southampton Airport is just 12 miles away with flights to more than 50 destinations in Britain and Europe. The mainline station for trains to **London** is 10 miles away which take about 1hr 10mins. Romsey has a railway station with frequent services (operated by First Great Western) running on the route between Portsmouth and Cardiff, via Southampton, Salisbury and Bristol.

Description

The property comprises of a semi-rural office on Stanbridge lane spread over 1 single level with potential to split into two separate offices. Within the property is a large number of individual offices, open plan offices, meeting/conference rooms, kitchens, storage space, shower room and toilet facilities. Ample car parking is available.

Lease

The property is available on a new full repairing and insuring lease for a term to be agreed. The property is available combined or split dependant on requirements and has a yearly rent of £45,000

Business Rates

The rateable value for the property is £35,000.00 as a combined rate. Source www.voa.gov.uk

Legal Costs

Each party is to bear its own legal costs incurred during the transaction; on request Buckingham can provide legal services packages.

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.

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Viewing

Viewings are strictly by prior appointment through sole agents Buckingham of Romsey, through whom all negotiations must be conducted.

Contact

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Important

Identification: Under money laundering regulation, we are obliged to verify the identity of proposed tenant or purchaser prior to instructing solicitors. This is to combat fraud and money laundering and the requirements are contained in statute. A form will be sent to the proposed tenant/purchaser once terms have been agreed.

Misrepresentation Act 1967: Whilst all the information in these particulars is believed to be correct, neither the agents nor their client can guarantee its accuracy nor is it intended to form part of any contract.

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 incidence of VAT in respect of any transaction.

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