

To Let

- Adjacent to M271 Motorway
- Eligible for 100% Small Business Rates Relief
- Good Car Parking
- 4.4m minimum eaves



Small Industrial Unit
949 sq ft (88.16 sq m)

Unit 17, Test Valley Business Centre, Test Lane, Southampton, Hampshire,
SO16 9JW

Description

The property comprises an end of terrace industrial unit, all arranged over ground floor. A paved rear storage area is available by separate negotiation.

The workshop has an up and over loading door (3.0m wide and 3.0m high) and the workshop minimum eaves are 4.4m.

The unit benefits from an alarm system, roof lights, 3 phase power and LED lighting. There is parking in front of the loading door plus 2 additional allocated spaces.

There are WC and kitchen facilities.

Accommodation (Approximate GIA)

Floor	Area (sq ft)	Area (sq m)
Total	949	88.16

Energy Performance Certificate

EPC rating E104. A copy of the EPC is available on request.



Terms

The premises are available on a new full repairing and insuring lease at an initial rent of £14,500 per annum exclusive.

Service Charge

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

Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £11,000. We recommend that prospective tenants verify this with the Valuation Office.

VAT

We are advised that VAT will be payable.



Location

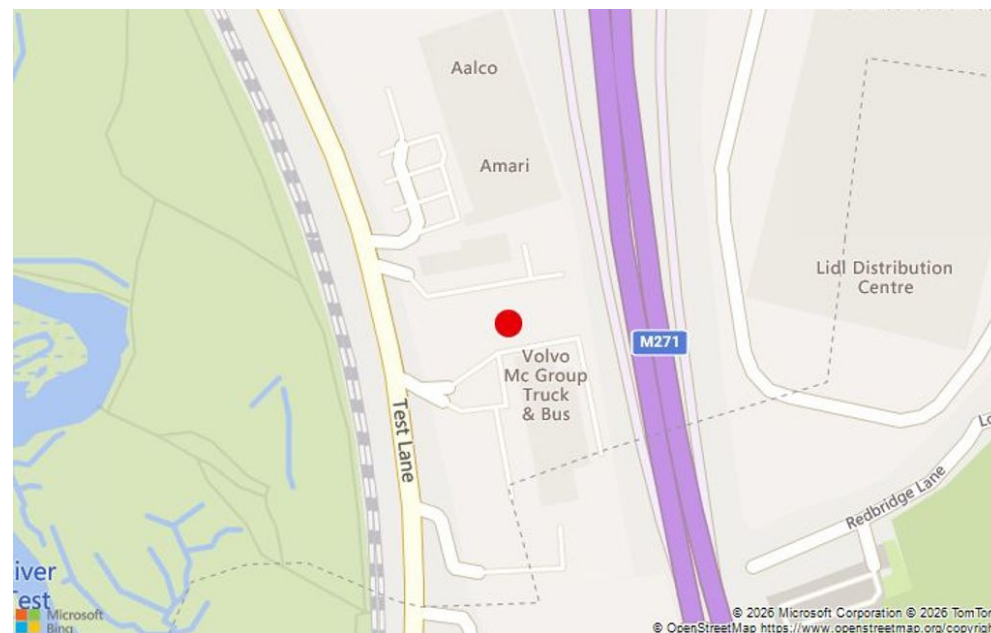
Test Valley Business Centre is a popular and convenient location situated alongside the M271 motorway in Nursling and is accessed via junction 1 of the M271 and junction 3 of the M27. Southampton city centre is 4 miles distant and Southampton Airport/Parkway railway station 8 miles.

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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