

To Let

- Fully Furnished
- Air Conditioning
- Good Car Parking
- Eligible For 100% Business Rates Relief Floor-By-Floor




023 8063 5333

Attractive Office

595 - 1,194 sq ft (55.28 - 110.92 sq m)

440 The Grange, Romsey Road, Stonymarsh, Hampshire, SO51 0AE

Description

This fully furnished, self contained office is located on a popular rural office park just outside of Romsey. The premises is available as a whole or in two separate ground and first floor suites.

The property benefits from an attractive modern fitout, LED lighting, air conditioning, perimeter trunking and Velux windows.

There are WC and kitchenette facilities. There are 6 car parking spaces.

Accommodation

| Floor | Area (sq ft) | Area (sq m) |
|--------------|--------------|---------------|
| Ground Floor | 493 | 45.8 |
| First Floor | 599 | 55.65 |
| Reception | 102 | 9.48 |
| Total | 1,194 | 110.92 |

Energy Performance Certificate

EPC rating B49. A copy of the EPC is available on request.



Terms

The whole premises are available on a new full repairing and insuring lease at an initial rent of £18,000.

The ground and first floors are available as two separate suits or £9,000 and £10,500 per annum respectively, on new full repairing and insuring leases.

All rents per annum exclusive.

Service Charge

There will be a service charge payable in respect of these properties. 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 ground floor is £10,500 and £8,700 for the first floor.

VAT

We are advised that VAT will be payable.



Location

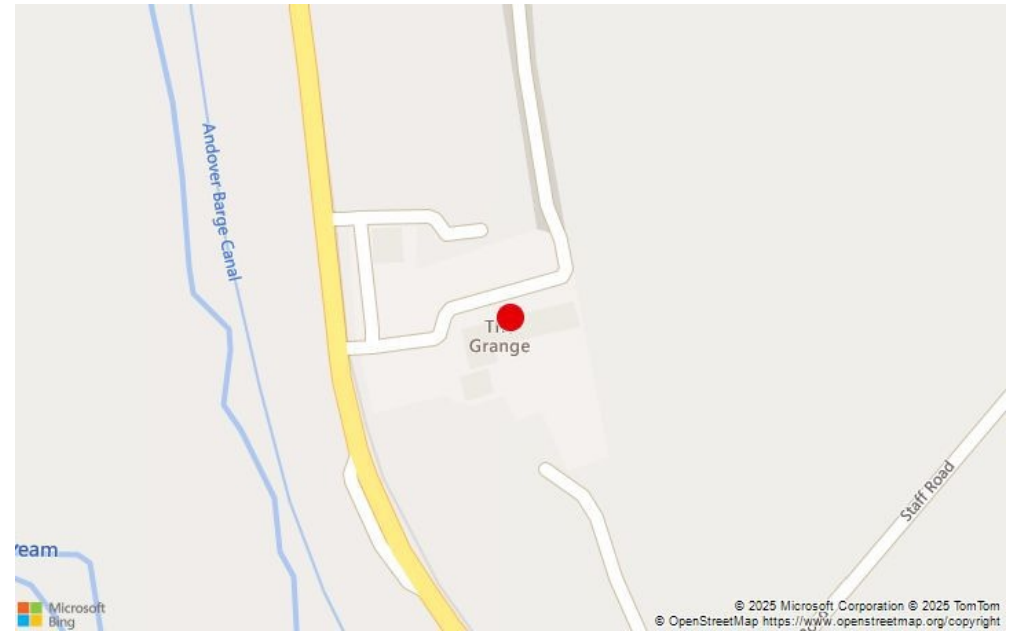
The Grange is located on the A3057 between Romsey and Kings Somborne, 3 miles north of Romsey. It is well connected, being 6 miles from the M271, 8 miles from the M3 and 15 miles from the A34.

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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