

BERRYWOOD BUSINESS VILLAGE

TOLLBAR WAY, HEDGE END, HAMPSHIRE, SO30 2UN

Multiple Units Available to Let





LOCATION

Berrywood Business Village is a well managed office park situated approximately 10km (6 miles) to the north east of Southampton City Centre to the south east of Eastleigh

The Business Village fronts onto the B3342 (Tollbar Way), approximately 2.5km (1.5 miles) north east of Junction 7 of the M27 Motorway, which provides east- west communications and links with the M3 to the west at Junction 4.

Hedge End railway station is approximately 1.3 Km (0.8 miles) to the east, while Southampton International Airport and Southampton Parkway mainline railway station are also located close to Junction 5 of the M27.

ACCOMMODATION

Floor Areas	SQ. FT	SQ. M	Price per annum	Parking Spaces
Unit 1	1,289	119.75	£21,500	7
Unit 2	637	59.17	£11,000	4
First Floor Unit 6	1,148	106.65	£19,000	6

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

PLANNING

We believe the current permitted use to be use class ‘E’ which includes uses such as retail, professional services, cafe`, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for

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Berrywood Farm

Berrywood Business Village



VAT

We understand VAT is payable on rents.

CODE OF LEASING

All interested parties should be aware of the Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.