



**HELLIER
LANGSTON**
Commercial Property Consultants

TO LET

**Wade Park Farm, Salisbury Road, Ower,
Romsey, Hampshire SO51 6AG**
High Quality Former Farmhouse HQ Office Building



KEY FEATURES

Total NIA 363.98 sq. m. (3,918 sq. ft.)

High quality accommodation and fit-out

Air conditioned

Excellent parking (40 spaces)

Enviably location

Adjacent J2 M27

Rare opportunity

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Hellier Langston
Enterprise House, Ocean Village
Southampton SO14 3XB

To Let

High Quality Former Farmhouse HQ Office Building

Description

The property is a detached former residential farmhouse converted in circa 2000 to high quality office accommodation with vaulted ceilings and full height atrium with full width glazing panels and velux windows. The accommodation extends over two storeys with the ground floor separated into an open plan work area, a separate large break out / kitchen area, plus male and female WCs, disabled toilet, and shower. The first floor is an open plan floor plate apart from a server room and storage built into the eaves on one side of the building.

The building sits within an exclusive site of 0.40 acres creating an envious supply of 29 parking spaces (1:135 sq. ft) plus scope for double parking.

Accommodation

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

| | sq. ft. | sq. m. |
|---------------|--------------|---------------|
| Ground Floor | 1,965 | 182.55 |
| First Floor | 1,953 | 181.43 |
| Total: | 3,918 | 363.98 |

Terms

Available on the assignment of a lease dated 13th March 2020 for a term of 10 years with a tenant only break option and rent review on the 12th March 2025.

Rent

£70,000 per annum exclusive.

VAT

All prices quoted are exclusive of VAT.

Rateable Value

Offices and premises

Current Rateable Value: £50,000

Rateable Value from 1st April 2023: £63,000

Source:

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

Energy Performance Certificate

Rating: C70

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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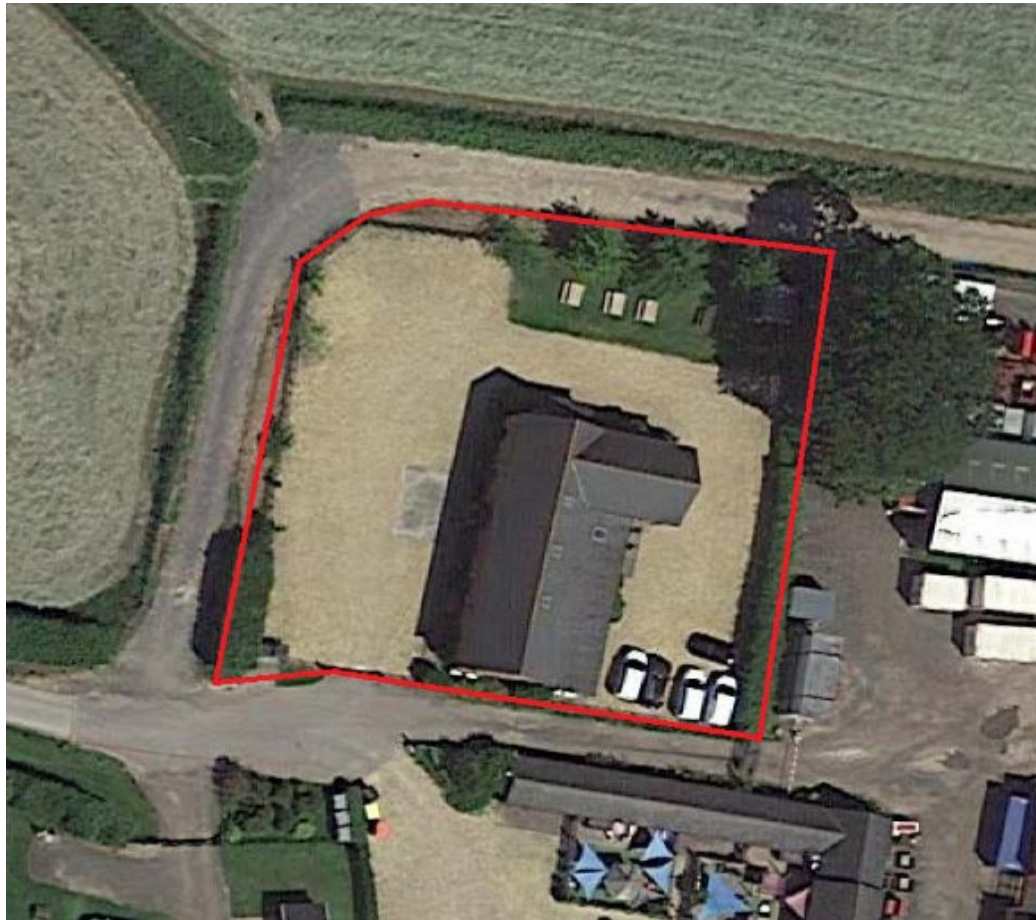
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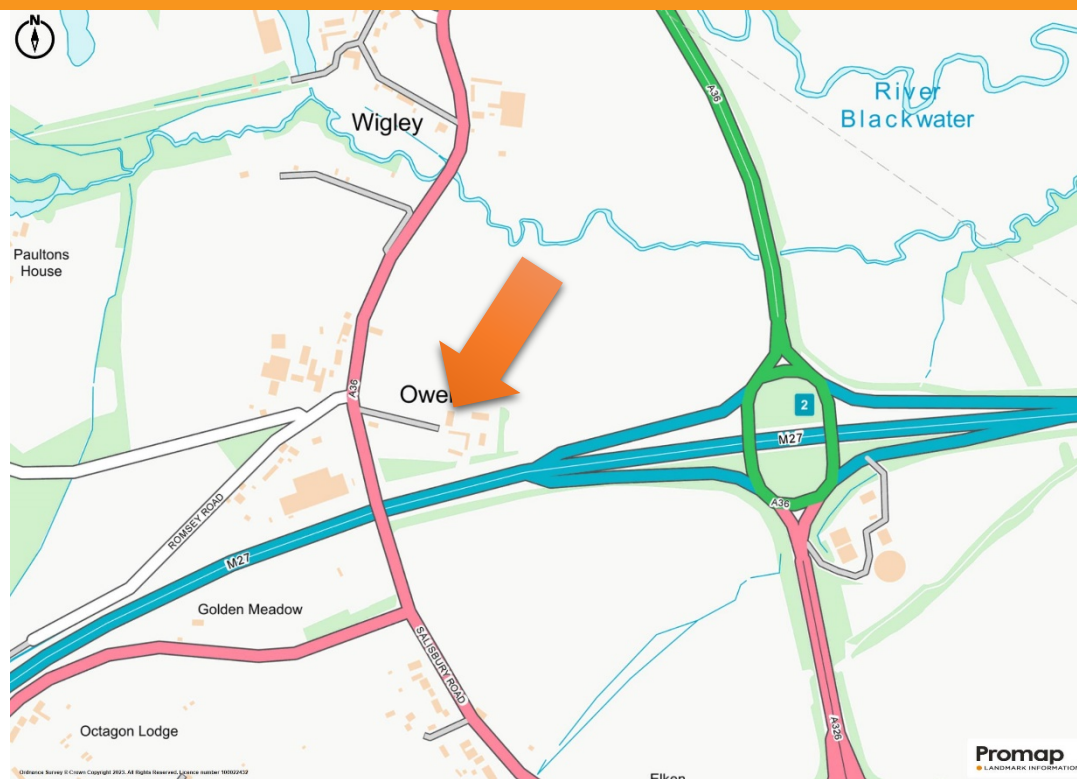
High Quality Former Farmhouse HQ Office Building

Location

Ower is a hamlet located on the edge of the New Forest approximately 5 miles to the west of Southampton city centre. The property is positioned adjacent to the M27 Junction 2 providing excellent road connectivity to the south coast and London via M3.

Viewing

Strictly by appointment with sole agents Hellier Langston.



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