

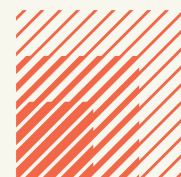


First Floor, Mariners House

2 Copse Lane, Hamble-le-Rice, Southampton
SO31 4QH

TO LET

57.41 sq.m. (618 sq.ft.)



**HELLIER
LANGSTON**

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Summary

- Vaulted ceiling
- 5 allocated parking spaces
- Close to Hamble Marina
- Scope for 100% Small Business Rates Relief (subject to eligibility)
- Modern building
- Internal repairing liability
- No VAT payable on rents
- Quick occupation possible (subject to terms)

Description

This modern building comprises a two storey office with communal entrance and facilitates. The 1st floor office suite is open plan with a feature vaulted ceiling creating an excellent working environment. Externally are 5 allocated parking spaces and public roadside parking adjacent.

Rent

£12,000 per annum exclusive of rates, VAT & all other outgoings.

Tenure

Available by way of a new flexible internal repairing and insuring lease for a term to be agreed. The property is available on short term agreements with occupation within 7 days should it be required.

Rateable Value

Office and premises £7,400

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

EPC

To follow.

Planning

We understand the current permitted use to be B1a Office. All parties are advised to make their own enquiries of the local authority for confirmation.

Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to NIA as follows:

Accommodation	sq.m	sq.ft
Office	49.14	529
Landing/Seating Area	8.27	89
Total NIA	57.41	618

VAT

All prices are exclusive of VAT.

Code of Leasing Business Premises

In England and Wales the Code for Leasing Business Premises, 1st edition, 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.

AML

In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.



Location

Hamble-le-Rice is located to the east of Southampton and approached from the M27 motorway (Junction 8) via the B3397 (Hamble Lane). Mariners House is situated on Copse Lane in close proximity to Hamble Marina and a 30 minute walk away from Hamble Station.



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Contact us

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Strictly by appointment with sole agents Hellier Langston.