

TO LET

TWO STOREY BUSINESS SPACE

2,050 SQ FT // 190.54 SQ M

SMALL BUSINESS RATES
RELIEF AVAILABLE (SUBJECT TO TERMS)



HAMPSHIRE COMMERCIAL

goadsby

UNIT 8 CHEVRON BUSINESS PARK

LIME KILN LANE, HOLBURY, SOUTHAMPTON, HAMPSHIRE SO45 2QL

SUMMARY >

- AVAILABLE BY WAY OF A NEW FRI LEASE
- POSSIBLE FOR A VARIETY OF USES WITHIN CLASS E – INCLUDING OFFICE, LIGHT INDUSTRIAL, MEDICAL AND LEISURE
- AIR CONDITIONING TO FIRST FLOOR OFFICE
- 9 PARKING SPACES

RENT: £24,000 PER ANNUM EXCL.



9 Allocated
Parking Spaces



D - 80
EPC Rating



Excellent
Transport Links



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Location

- Chevron Business Park is located within Holbury, on the western side of Southampton water
- Accessed via the A326 which links directly to the M27
- Southampton City centre is 13 miles away, with Hythe being 2 miles away

Description

- Unit 8 comprises a self-contained ground and first floor accommodation, in a 2 storey, mid terraced office building
- Currently the first floor is partitioned throughout and there are air conditioning units within each room
- The ground floor is open plan and has both rear and front access
- There are two kitchenettes and three WC's in the premises
- Suspended ceiling with some recessed reflective panel lighting and some LED lighting
- There are 9 parking space allocated to the unit and Visitors spaces on site

Accommodation

Ground floor	1,018 sq ft	94.63 sq m
First floor	1,032 sq ft	95.91 sq m
Total	2,050 sq ft	190.54 sq m

Rent

£24,000 per annum, exclusive.

Lease

The premises are available to let by way of a new FRI lease

Rateable Value

Ground Floor £10,000 (from 1st April 2023)

First Floor £11,000 (from 1st April 2023)

Small business rates relief is available on properties with a rateable value of £15,000 or less (subject to conditions).

Rates payable at 49.9p in the £ (year commencing 1st April 2025).



Service Charge

A service charge is levied for the upkeep of the estate, this is currently recharged at £250 per quarter for this unit.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



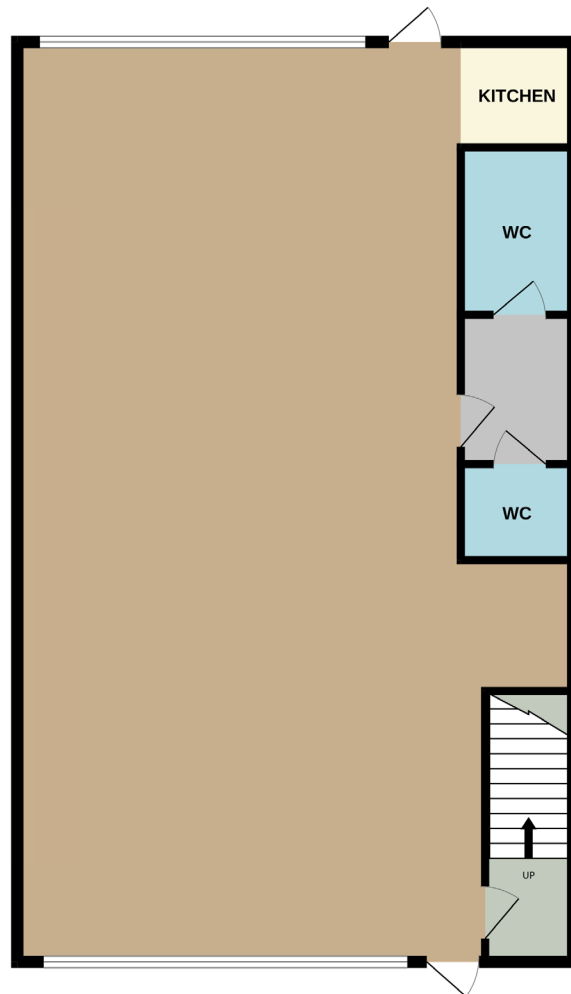
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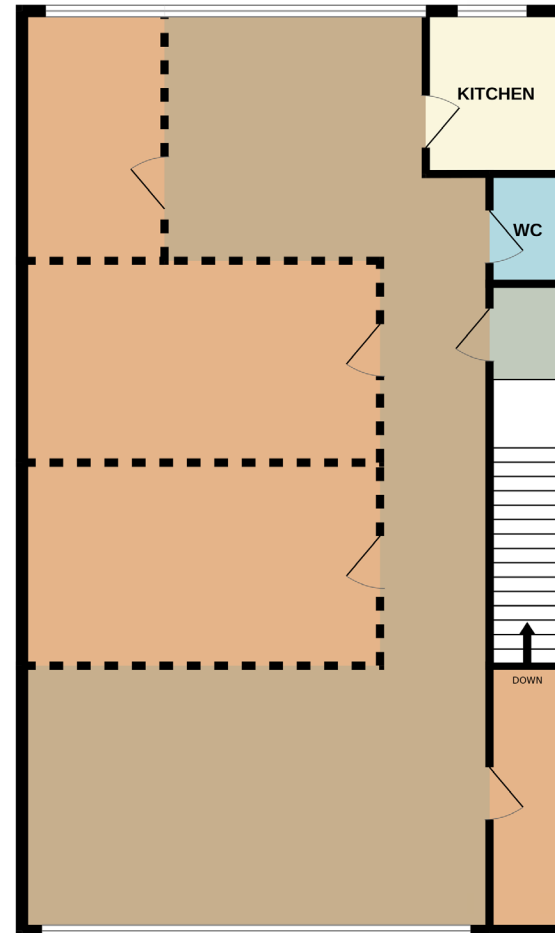


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GROUND FLOOR
1164 sq.ft. (108.2 sq.m.) approx.



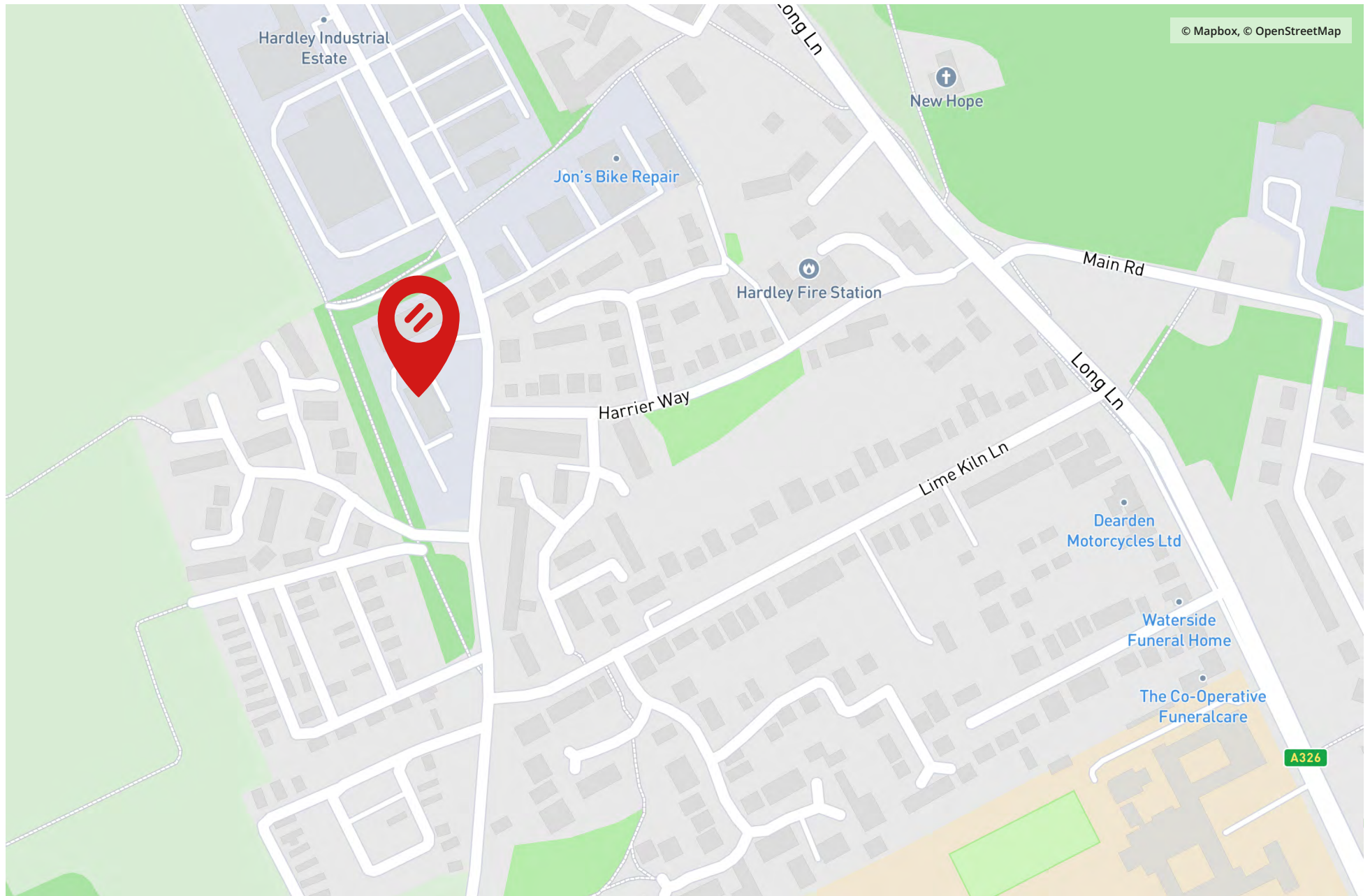
1ST FLOOR
1140 sq.ft. (105.9 sq.m.) approx.



TOTAL FLOOR AREA : 2305 sq.ft. (214.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

REFERENCES

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

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