

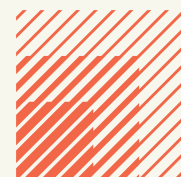


32 Claylands Road

Bishops Waltham, Southampton SO32 1BH

TO LET

187.66 sq.m. (2,020 sq.ft.)



**HELLIER
LANGSTON**

www.hlp.co.uk

01329 220111 fareham@hlp.co.uk

Semi-detached industrial unit

Description

The property comprises a semi-detached steel portal frame industrial unit with first floor offices. The unit is accessible by way of two full height up and over loading doors and pedestrian door. Externally there are 5 allocated parking spaces as well as a yard area to the side of the property.

The site benefits from a secure communal palisade gate.

Rent

£24,240 per annum exclusive of rates, VAT & all other outgoings.

Tenure

Available on a new full repairing and insuring lease outside of the Landlord and Tenant Act 1954 Part II for a term to be agreed.

Rateable Value

Workshop and Premises £19,000.

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

EPC

Rating - C64

Accommodation

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

Accommodation	sq. m.	sq. ft.
Ground Floor	148.46	1,598
First Floor Offices	39.20	422
Total GIA	187.66	2,020

VAT

Unless otherwise stated terms are strictly exclusive of VAT.

Legal Costs

All parties are responsible for their own legal costs incurred in the transaction.

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.

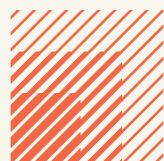
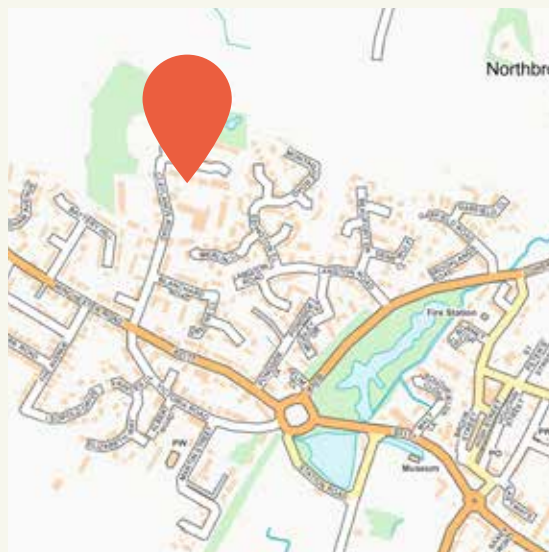
AML

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

Bishop's Waltham is an historic market town in Hampshire located 12 miles south east of Winchester and 8 miles north of Fareham. Claylands Road is located off the main B2177 Winchester Road.



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Contact us

Direct your viewing request and enquiries to:-



Patrick Mattison

07926 581464

patrick@hlp.co.uk



Strictly by appointment with sole agents Hellier Langston.