

FOR SALE/TO LET

BUSINESS UNITS/OFFICES

3,100 SQ FT // 288.8 SQ M



HAMPSHIRE COMMERCIAL

goadsby

TAVCOM HOUSE

CLAYLANDS ROAD, BISHOPS WALTHAM, SOUTHAMPTON, HAMPSHIRE SO32 1BH

SUMMARY >

- DETACHED GROUND FLOOR OFFICES/TRAINING ROOMS
- 20 PARKING SPACES IN SELF CONTAINED CAR PARK WITH TWO ENTRY/EXIT POINTS
- CLASS E USE
- LOCATED NEARBY LOCAL TOWN CENTRE AMENITIES

PRICE: £605,000

QUOTING RENT: £45,500 PER ANNUM, EXCL.



20 Allocated
Parking Spaces



B - 37
EPC Rating



Excellent
Transport Links



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Location

- Property located on Claylands Park, Claylands Road, a predominantly industrial section of Bishops Waltham
- Claylands Road is accessed via the B2177 Winchester Road and is approx. 8 miles from Southampton, 11 miles from Winchester and 15 miles from Portsmouth
- Bishops Waltham is a historic medieval town, rich in character and amenities, including boutique shops, cafes, and local services
- Nearby occupiers include



Description

- The demise comprises two ground floor office buildings with its own car park suitable for approximately 20 cars - the car park is fenced and has two separate entry and exit gates
- LED lighting, air conditioning and carpet throughout
- The property would suit a wide array of uses under Class E, such as Office, Medical, Leisure, Nursery and Light Industrial
- The facility is currently being used as a training centre by the current tenant, and has been for several years

Accommodation

Building One	2,361 sq ft	219.3 sq m
Building Two	739 sq ft	68.7 sq m
Total	3,100 sq ft	288.8 sq m

Price

£605,000

Rent

£45,500 per annum, exclusive.

Rateable Value

£28,500 (from 1st April 2023)

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

Legal Costs

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

Viewing

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



Amy Baker
amy.baker@goadsby.com
01962 896716

Thomas Siddall
thomas.siddall@goadsby.com
01962 896506



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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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