

**TO LET**

**CLASS E**

**1,120 SQ FT // 104.02 SQ M**



HAMPSHIRE COMMERCIAL

goadsby

**3 EASTWOOD COURT**

BROADWATER ROAD, ROMSEY, HAMPSHIRE SO51 8JJ

## SUMMARY >

- ROMSEY TOWN CENTRE OFFICES
- SET OVER GROUND, FIRST & SECOND FLOORS
- 8 ALLOCATED CAR PARKING SPACES
- NEW LEASE AVAILABLE

RENT: £20,160 PER ANNUM EXCL.



8 Allocated  
Parking Spaces



D - 97  
EPC Rating



Excellent  
Transport Links



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## Location

- Prominently located in the centre of Romsey
- Neighbouring occupiers include Romsey Medical Practice and Romsey Dental Care
- Close proximity to The Hundred – Romsey's prime retailing area
- Easy access to road networks including M27 and M3
- Approximately 8 miles from Southampton, 11 miles from Winchester, and 16 miles from Salisbury
- Short walking distance to Romsey mainline railway station with direct links to Southampton and national destinations
- Close to public car parks and all town centre amenities

## Description

- Arranged over ground, first, and second floors
- Well-presented and attractively decorated office accommodation
- Impressive front entrance with reception area, leading to offices and central stairwell
- Gas central heating, kitchenette and toilets
- 8 allocated parking spaces adjacent and to the rear of the building

## Accommodation

Ground Floor	378 sq ft	35.15 sq m
First Floor	377 sq ft	35 sq m
Second Floor	364 sq ft	33.85 sq m
<b>Total</b>	<b>1,120 sq ft</b>	<b>104.02 sq m</b>

## Rent

£20,160 per annum, exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance by standing order.

## Lease

A new FRI Lease for term to be agreed.

## Service Charge

There is a monthly service charge, this includes a contribution towards buildings insurance and external repairs and maintenance for the whole building.

## Rateable Value

£17,000 (from 1<sup>st</sup> April 2023)

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

## 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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## 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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