

# TO LET

## FIRST & SECOND FLOORS



HAMPSHIRE COMMERCIAL

goadsby

**28A THE HUNDRED**  
ROMSEY, HAMPSHIRE SO51 8BW



## SUMMARY ➤

- FIRST AND SECOND FLOOR OFFICES
- TOWN CENTRE LOCATION

**RENT: £11,500** PER ANNUM, EXCLUSIVE

### Location

- Located in Romsey town centre, above Clintons Cards on The Hundred
- Excellent access to M27 and M3 motorways
- 8 miles from Southampton, 11 miles from Winchester, 16 miles from Salisbury
- Short walk to Romsey mainline railway station with links to Southampton and beyond

### Description

- Self-contained offices arranged over two upper floors
- First floor: two interlinking offices, separate meeting room, and kitchen
- Second floor: two large offices, additional meeting room, and two WCs
- Features strip lighting and electric wall-mounted heaters
- Includes one allocated parking space, with additional parking nearby

### Accommodation

	sq m	sq ft
First Floor	48.24	519
Second Floor	48.67	523
<b>Total</b>	<b>96.91</b>	<b>1,042</b>

### Parking

Demised area to the rear of the building

### Lease

New full repairing and insuring lease, with terms to be agreed.

### Service Charge

£2,000 per annum, exclusive

### EPC

E - 115

### Rateable Value

£13,750 (from 1<sup>st</sup> April 2024)

49.9p in the £ for 2025/26

### 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.



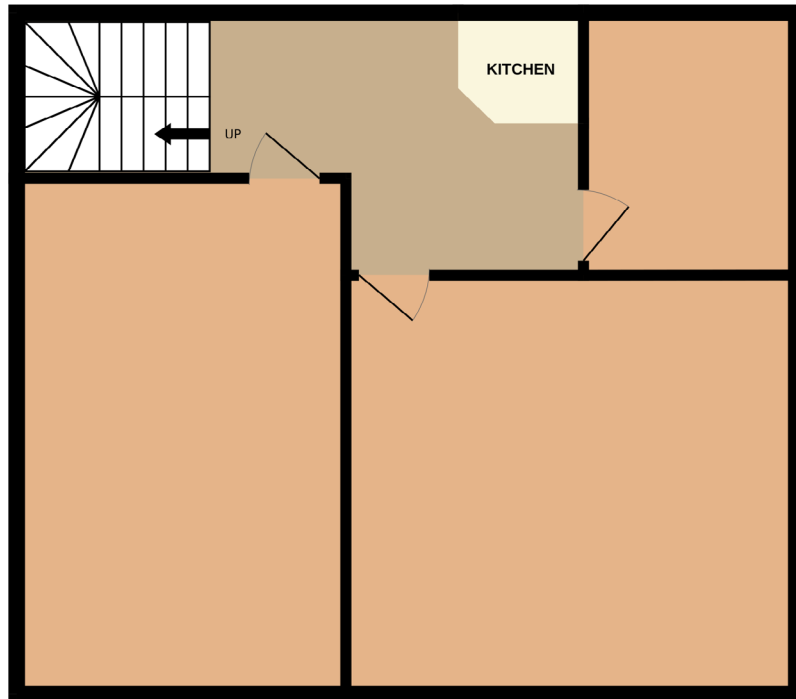
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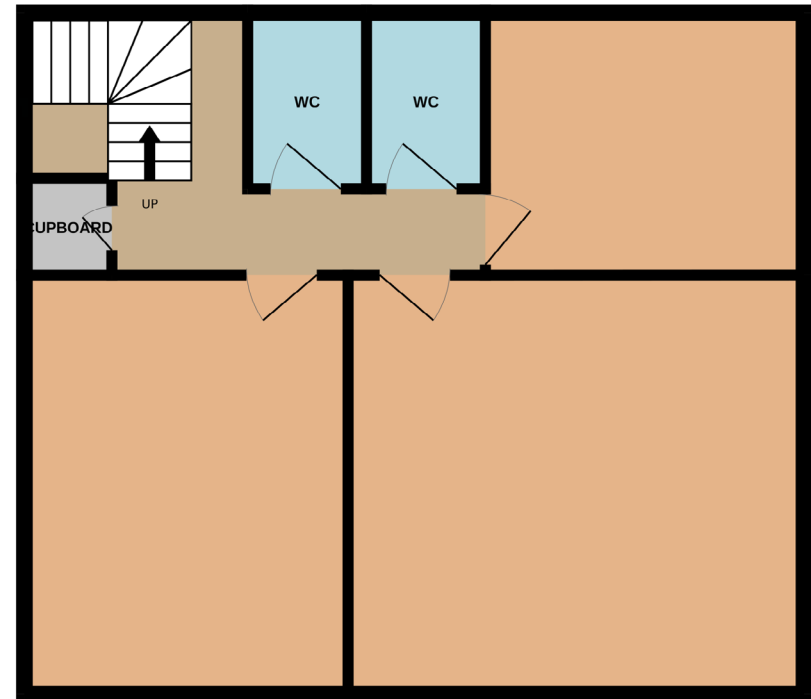


**28A THE HUNDRED**  
ROMSEY, HAMPSHIRE SO51 8BW

1ST FLOOR  
669 sq.ft. (62.1 sq.m.) approx.



2ND FLOOR  
669 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA : 1337 sq.ft. (124.2 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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