TO LET

FIRST FLOOR OFFICES

1,400 SQ FT // 130.1 SQ M

HAMPSHIRE COMMERCIAL

goadsby

FIRST FLOOR SUITE, AVALON HOUSE

WALTHAM BUSINESS PARK, BRICKYARD ROAD, SWANMORE , HAMPSHIRE, SO32 2SA

SUMMARY >

Location Map

Streetview

- NEW LEASE AVAILABLE
- PLEASANT RURAL LOCATION
- PREDOMINANTLY OPEN PLAN WITH PRIVATE OFFICE AND MEETING ROOM
- BICYCLE AND SHOWER FACILITIES

RENT: £19,600 PER ANNUM, EXCLUSIVE

FIRST FLOOR SUITE, AVALON HOUSE
WALTHAM BUSINESS PARK, BRICKYARD ROAD, SWANMORE, HAMPSHIRE, SO32 2SA

Location

- Waltham Business Park, is a diverse mix of offices, modern industrial buildings and custom built properties on a former MOD site
- The site occupies a rural setting between Waltham Chase and Swanmore
- Access is from Brickyard Road via New Road with the B2177 being within approximately ½ mile
- The B2177 provides access to the larger conurbations of Bishops Waltham and Wickham located within 3 miles of the offices
- Commercial hubs of Winchester, Southampton and Portsmouth are all within a radius of 13 miles
- The M27 is within approximately 6 miles, accessed at Junction 10 via the A32. The M3 can be accessed at Junction 11
- There is a regular bus service available at the end of Brickyard Road

Description

	sq m	sq ft
First Floor Suite	130.1	1,400

Lease

The suite is available on a new effectively FRI lease for a term to be agreed.

Rent

£19,600 per annum exclusive of rates and service charge.

Parking

There are 2 parking spaces in tandem available in the undercroft car park.

Accommodation

Avalon House is a multi-occupied office building comprising an original single storey with a modern two storey extension, it has brick elevations under a pitched slate roof and includes feature steel cladding to upper elevations.

The subject first floor suite benefits from the following features;

- Accessed via a double door on the ground floor into a spacious shared reception
- Predominantly open plan with two partitioned meeting rooms
- Shared Male and female cloakroom facilities plus DDA compliant cloakroom
- Carpet
- Double glazed windows with some vertical blinds
- Communal kitchen facility on ground floor
- Cat II lighting
- Power points
- Under Floor heating
- A bicycle store and shower room with under floor heating is provided, accessed from the undercroft parking

EPC Rating

B - 48

Rateable Value

To be assessed.

Service Charge

A service charge will be applicable to include the shared cost of electricity, heating and water serving the Building, cleaning of shared areas, waste disposal and recycling, fire alarm and safety systems, security systems, building insurance, maintenance and repair of common areas, general building management and administration.

Legal Costs

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

VAT

We are advised that VAT is not payable on the rent. However, in accordance with our standard procedure we advise all interested parties to 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.

goadsby
goadsby.com
01962 869667

Amy Baker
amy.baker@goadsby.com
07771 977221

Thomas Siddall
thomas.siddall@goadsby.com
07990 788485

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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 need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

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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