

TO LET

OFFICE SUITES

146 SQ FT // 13.57 SQ M

197 SQ FT // 18.34 SQ M



HAMPSHIRE COMMERCIAL

goadsby

AVALON HOUSE

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

SUMMARY >

- FLEXIBLE TENANCY
- EACH OFFICE SUITE BENEFITS FROM 1 ON SITE PARKING SPACE
- BICYCLE AND SHOWER FACILITIES

OFFICE 1 RENT: £5,000 PER ANNUM, EXCLUSIVE
OFFICE 4 RENT: £3,650 PER ANNUM, EXCLUSIVE



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



B - 48
EPC Rating

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

Avalon House comprises an original single storey building and a modern two storey extension, with brick elevations under a pitched slate roof and including feature steel cladding to upper elevations. The ground floor is divided into a number of cellular offices which benefit from the following:

- Glazed double door entrance with canopy providing access to a spacious reception area
- Male and female cloakroom facilities
- A bicycle store and shower room with under floor heating is provided, accessed from the under-croft parking area
- Double glazing with vertical blinds
- Communal kitchen facility

Lease

The premises are available to let on a new 12 month tenancy.

Accommodation

	sq m	sq ft
Office 1	18.34	197
Office 4	13.57	146

Approximate measurement to IPMS 3rd edition

Rent

Office 1 - £5,000 p.a.x of service charge and rates
Office 4 - £3,650 p.a.x of service charge and rates

Parking

1 on site parking space is available with the suite.

Service Charge

The tenant to pay a monthly contribution towards the service charge to include (without limitations) - 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

Office 1	£118.66 per month
Office 4	£88.00 per month

The Service Charge may be reviewed by the Landlord from time to time to reflect changes in the cost of operating the building.



Rateable Value

To be re-assessed.

100% small business rates relief is available on properties with a rateable value of £12,000 or less (subject to conditions).

Rates payable at 43.2p in the £ (year commencing 1st April 2026).

Legal Costs

The ingoing tenant is to be responsible for the landlords reasonable 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.

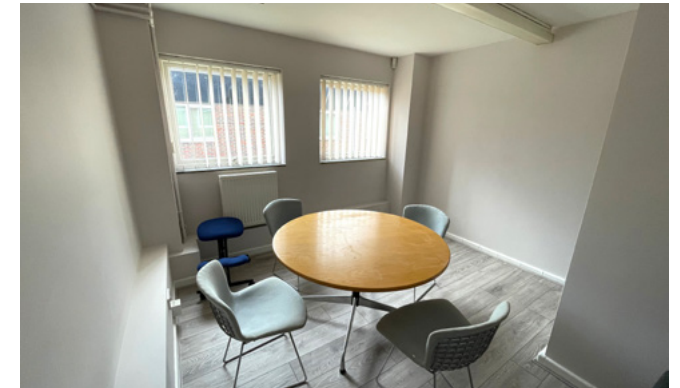
Viewing

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



Amy Baker
amy.baker@goadsby.com
01962 896716

Thomas Siddall
thomas.siddall@goadsby.com
01962 896506





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.

[goadsby.com](https://www.goadsby.com)



AVALON HOUSE
WALTHAM BUSINESS PARK, BRICKYARD, SWANMORE, HAMPSHIRE, SO32 2SA