

TO LET

GROUND FLOOR CLASS E BUSINESS UNIT

457 SQ FT // 42.46 SQ M

**100% SMALL BUSINESS RATES
RELIEF AVAILABLE (SUBJECT TO TERMS)**



HAMPSHIRE COMMERCIAL

goadsby

UNIT 15 HEDGE END BUSINESS CENTRE

BOTLEY ROAD, HEDGE END, SOUTHAMPTON, HAMPSHIRE SO30 2AU

SUMMARY >

- LEASE ASSIGNMENT UNTIL 10TH OCTOBER 2029
- SUITABLE FOR OFFICES AND OTHER USES WITHIN CLASS E
- 2 PARKING SPACES
- WELL PRESENTED WITH MODERN FIT OUT

QUOTING RENT: £8,000 PER ANNUM EXCL.



P

2
Spaces



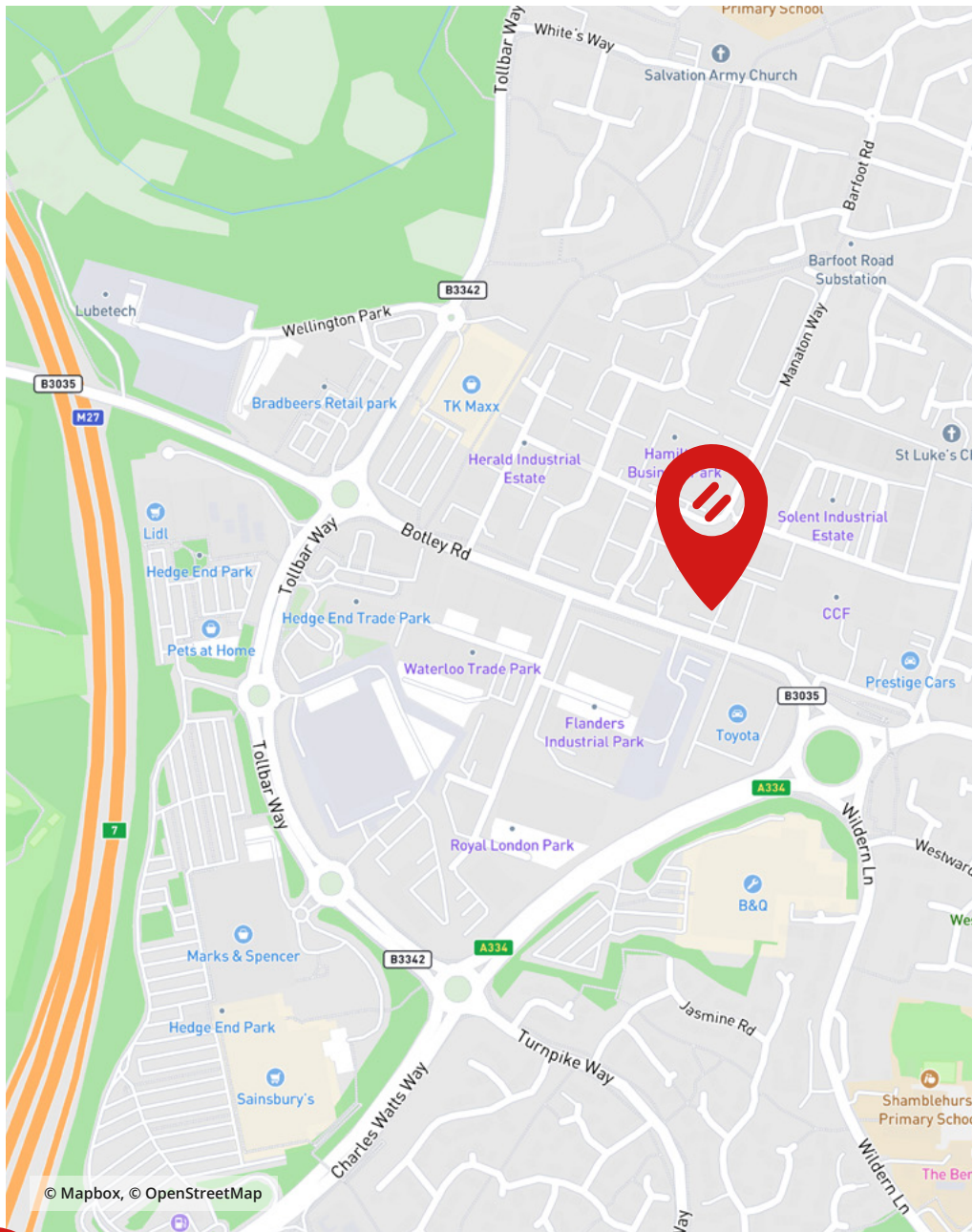
B - 50
EPC Rating



Excellent
Transport Links



UNIT 15 HEDGE END BUSINESS CENTRE
BOTLEY ROAD, HEDGE END, SOUTHAMPTON, HAMPSHIRE SO30 2AU



Location

- Hedge End is strategically located on the M27 between the major conurbations of Southampton and Portsmouth
- The Business Centre is situated in the established commercial area of Botley Road in Hedge End

Description

Hedge End Business Centre comprises two terraces of offices arranged around a brick paved central courtyard. The buildings have brick elevations (the left hand block being part rendered) under pitched slate roofs.

Unit 15 is a ground floor unit and benefits from the following specification:

- Carpets
- Suspended ceiling with reflective lighting panels
- Private office with glazed panel (tenants installation)
- WC
- Kitchen point

Accommodation

Total Net Internal Area approx. 457 sq ft 42.46 sq m

Parking

2 allocated car parking spaces. Additional parking may be available by way of a licence. Please enquire for full details.

Rent

£8,000 per annum, exclusive of rates, service charge, buildings insurance and VAT.

Lease

The premises are offered by way of a lease assignment expiring on 10th October 2029, there is a rent review on 11th October 2027. The lease is excluded from the renewal provisions of the Landlord and Tenant Act 1954.

Service Charge

Each occupier is responsible to pay a proportion towards the service charge for the estate and for the year from 1st October 2025 to 30th September 2026 the estimated figure is £607.07.

Rateable Value

£8,500 (from 1st April 2026)

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

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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