

# 2 Yeoman Business Park

## Test Lane, Nursling, Southampton, SO16 9JX



**FOR SALE / TO LET**  
Self-Contained Office  
Good Parking Ratio  
Close to M27  
3,792 sq ft (352.27 sq m)

## Description

2 Yeoman Business Park is a two storey office building with good on site parking. The office premises are located close to the Nursling Industrial Estate and benefit from excellent access to the M271 and M27 Motorways. The suites are arranged as a combination of open plan and private office space, over ground and first floor. There is a generous, modern staff break out space/ kitchen on the first floor and further tea making point on the ground floor.

The offices which have been designed to a high specification, benefit from air conditioning/ fresh air system, perimeter trunking, double glazed windows, suspended ceilings, LED lighting and a door entry system. There are 16 dedicated car parking spaces. There are male, female and disabled WC's and a shower room.

## Specification

- Modern Open Plan Offices
- Self Contained
- Air Conditioned
- High Speed Broadband
- Kitchen Facilities
- Allocated Parking
- EPC Rating – B 40
- Business Rates – The rateable value is £37,000. Interested parties should make their own enquiries at the Valuation Office Agency



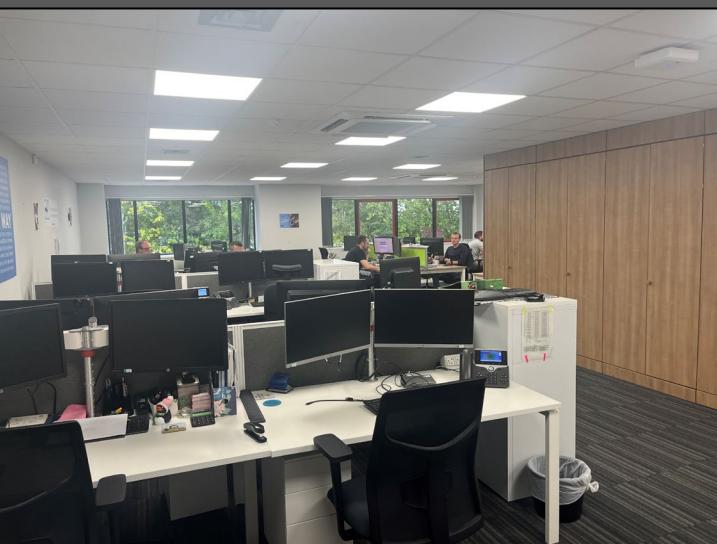
Floor Area	Sq Ft	Sq M
Ground Floor	1,870	173.70
First Floor	1,922	178.57
Total Floor Area IPMS3 (NIA)	3,792	352.27



## Ground Floor Offices, Meeting Rooms and Reception



## First Floor Offices and Break Out Space



## Location

Yeoman Business Park is located just off Test Lane, immediately to the south of Nursling Industrial Estate, one of the major distribution estates in the area. The property has an excellent access to the M271 which links to the M27 approximately one mile to the north. Southampton City Centre is approximately 6 miles to the east.

Destinations	Miles
Southampton International Airport	7.3
Southampton Airport Parkway	7.1
Junction 3, M27	1.5
Junction 14, M3	4.5
Southampton City Centre	4.4

## Terms

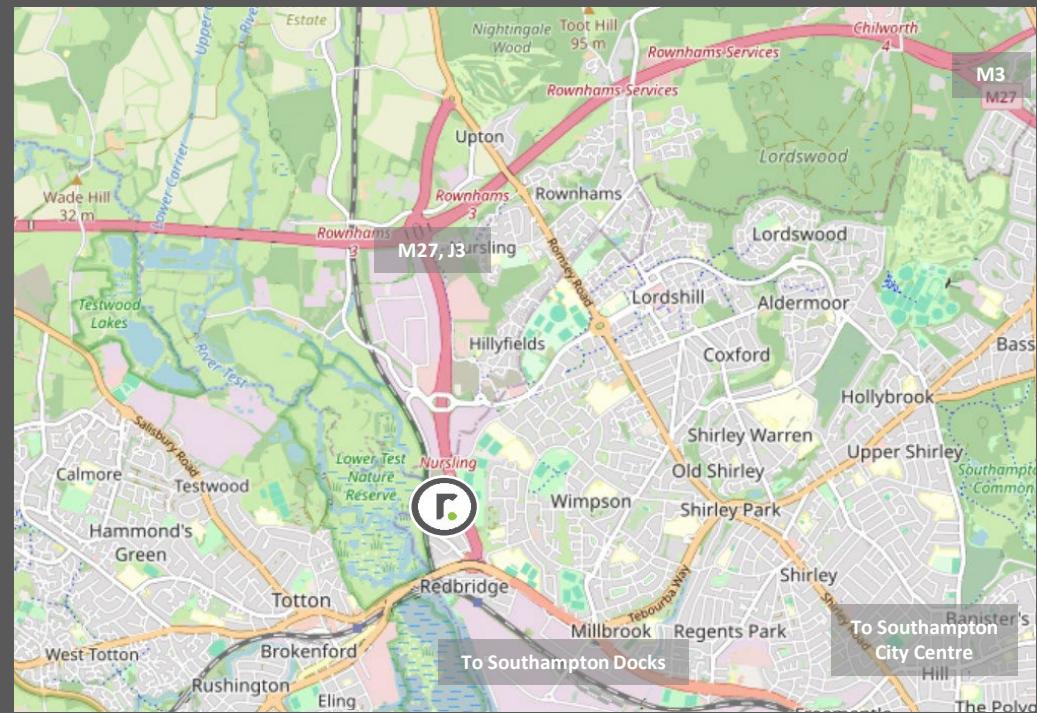
The freehold is available for £6750, 000. The property is available on a new fully repairing and insuring lease for an initial rent of £57,000 per annum exclusive.

## VAT

VAT is not applicable

## Legal Costs

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



3 Yeoman Business Park, Test Lane, Nursling, Southampton

SAT NAV: SO51 9AQ

## VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

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