



Firesafe Solutions UK Ltd, Claylands Road, Bishops Waltham S032 1BH

FOR SALE

Two-Storey Offices With Secure Parking

**2,925 Sq Ft
(272 Sq M)**

DESCRIPTION

The property is set out over two floors and is positioned on its own self-contained site with secure palisade fencing. It is of standard construction with brick elevations under a pitched slate roof. Internally, the property benefits from an open plan reception area with a feature spiral staircase to the first floor office accommodation. The current office provides for part cellular and part open plan office accommodation. There are kitchens and WC's at both ground and first floor. Heating provided via a biomass boiler.

- ✓ Self Contained Secure Site
- ✓ Ample Secure Parking
- ✓ Category 2/LED Lighting
- ✓ Walking Distance to Bishops Waltham Town Centre
- ✓ Wood Pellet Biomass Boiler
- ✓ CCTV Security Cameras



LOCATION

The property is situated at the top of Claylands Road in an established business location, just off of the B2177 (Winchester Road) on the edge of the Town Centre. Botley railway station is approximately 3.5 miles to the south and provides regular direct rail links to London Waterloo (1 hour 30 mins). Junction 7 of the M27 also lies approximately 3.5 miles to the south.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground Floor	1,513	141
First Floor	1,412	131
Total	2,925	272

VAT

The property is not VAT elected.

LEGAL COSTS

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

BUSINESS RATES

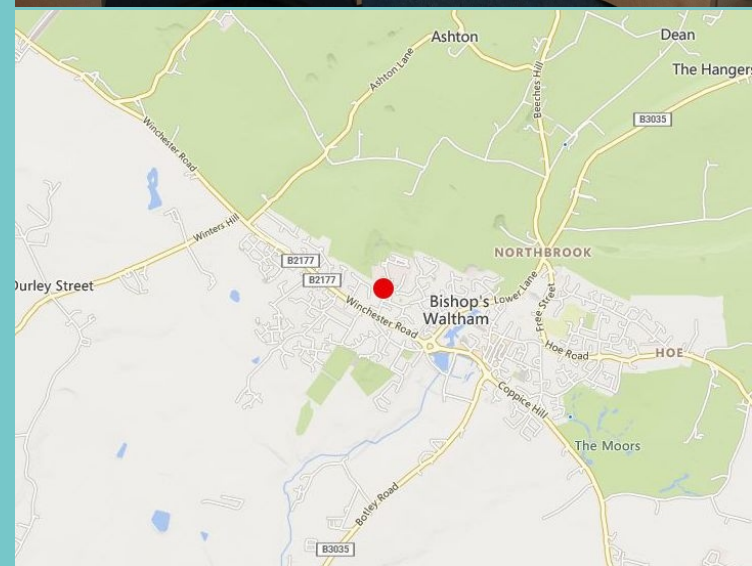
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Quoting £495,000 for the freehold.

EPC

The Energy Performance Certificate is B (32).



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VIEWING & FURTHER INFORMATION

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