



First Floor West Wing, 14 St Johns Road  
Hedge End, Southampton SO30 4QU  
TO LET | 1,044 sq ft (97.07 sq m)



## Description

The premises comprise a detached two storey purpose built office building dating from the late 1980s of traditional construction, with brick elevations under a pitched tile roof. The available space comprises the first floor west wing which is mainly open plan with two meeting rooms/ cellular offices at the northern end.

Externally the premises benefit from a large surfaced car park to the rear.

## Summary



Double glazed windows



LED lighting



8 car parking spaces, and adjacent to 2 hour free parking



Centrally heated with part comfort cooling



Shared kitchen facilities



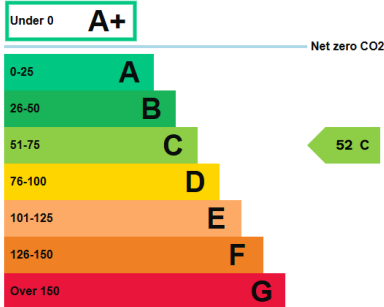
Low service charge of £7.57 sq ft including utilities



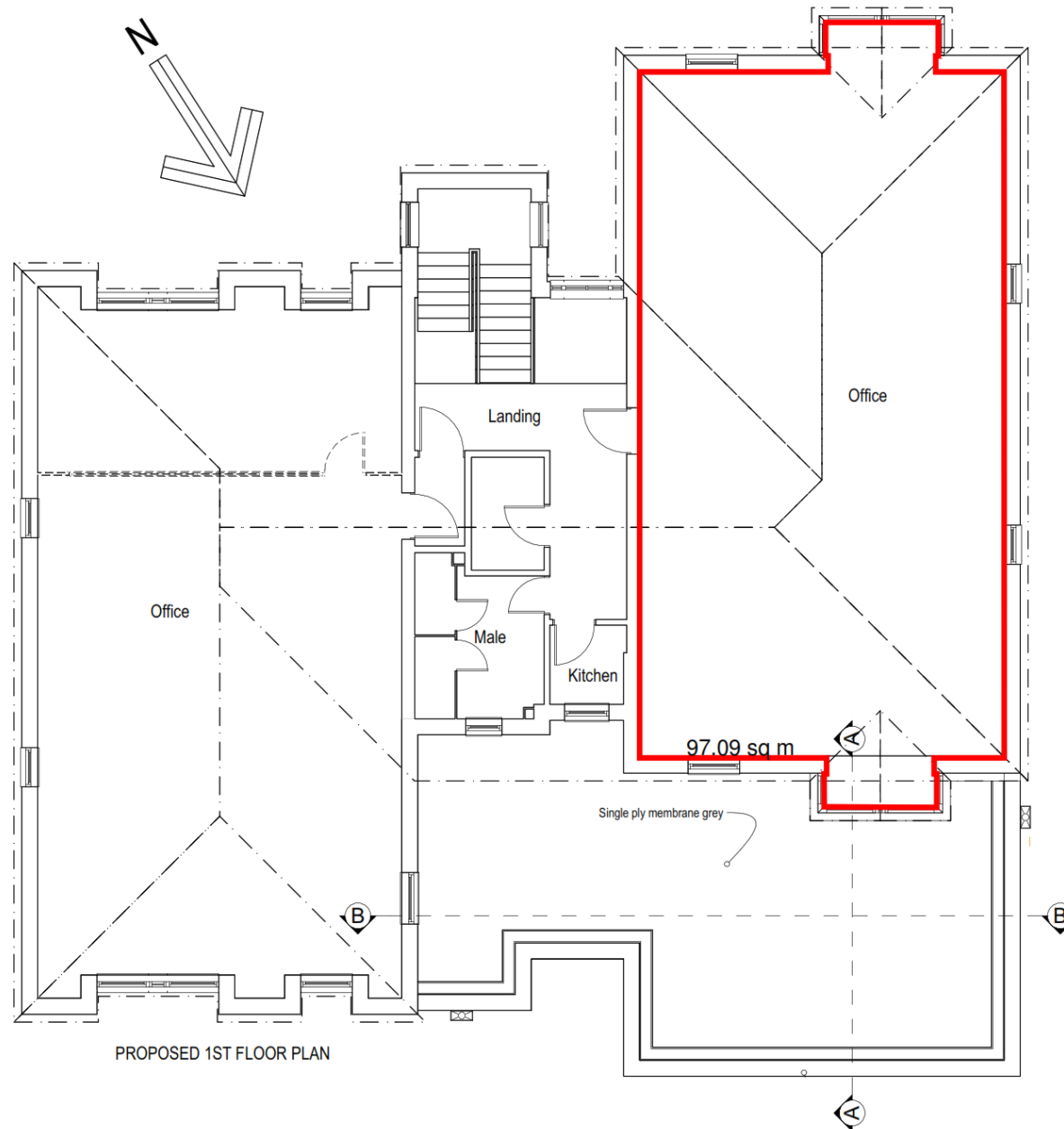
EPC C-52

### Energy rating and score

This property's energy rating is C.



## Floor plan



## Accommodation

The premises have been measured to Net Internal Area as follows:

Floor	sq m	sq ft
First Floor, West Wing	97.07	1,044

## EPC

B-26

## Terms

The First Floor, West Wing is available by way of new effectively Full Repairing and Insuring sub lease for a term to expire in October 2028.

## Rent

£16,704 per annum (£16.00 sq ft)

## Rateable Value

The premises are assessed as offices and premises with a 2023 Rateable Value of £14,000.

## Service Charge

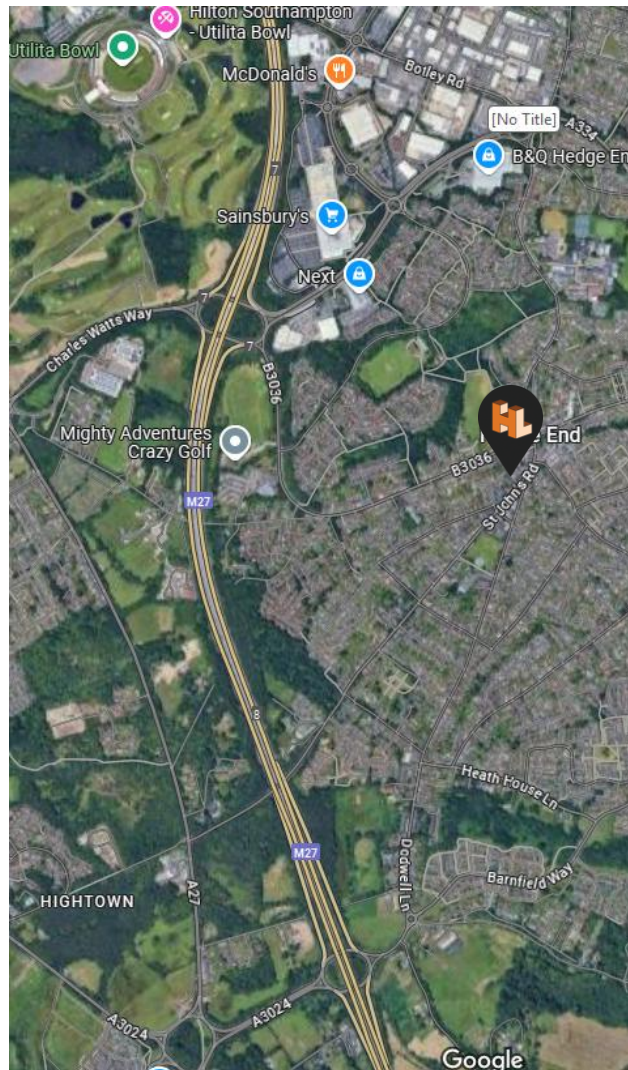
A service charge will be levied, currently budgeted at £7.57 sq ft including utilities.

## AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

## VAT

We understand that VAT is payable.



## Location

The premises is located at the northern end of St John's Road, opposite the junction with Bursledon Road in the centre of Hedge End.

Motorway access to the premises is good, with Jct 7 of the M27 being 0.9 miles (4minutes' drive) to the northwest via the B3036 Lower Northam Road. Jct 8 is also easily accessed via Dodwell Lane and is circa 1.2 miles (4minutes' drive) to the south.

## Viewing

Strictly by appointment with the sole agents.

Please scan the QR code to access further information on our website.



Schedule an appointment

[www.hlp.co.uk](http://www.hlp.co.uk)

T: 01329 220111

E: [Fareham@hlp.co.uk](mailto:Fareham@hlp.co.uk)

T: 02382 022 111

E: [southampton@hlp.co.uk](mailto:southampton@hlp.co.uk)

Contact our agency team

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