



HELLIER
LANGSTON
Commercial Property Consultants

TO LET

**1 Calcot Mount Business Park, Calcot Lane,
Curdridge, Southampton SO32 2BN
Industrial/Warehouse Unit with office**



KEY FEATURES

Available January 2023

1,821 sq. ft. (169.22 sq. m.)

Small secure yard to rear

Offices and workshop

Popular estate

100% Small Business Rates Relief (subject to eligibility)

Call us on: **02382 022 111**

Visit: **www.hlp.co.uk**

Hellier Langston

Enterprise House, Ocean Village
Southampton SO14 3XB

To Let

Industrial/Warehouse Unit with Offices

Description

Calcot Mount Business Park is located approximately 1 mile from Botley town centre which provides the closest shopping facilities via the A334 Botley Road. Junction 7 of the M27 at Hedge End is located approximately 3 miles west via the A334 Botley Road.

The location is semi-rural in nature and the overall business park comprises a number of office and workshop/light industrial properties.

The subject unit comprises a flat roofed office to the front plus workshop and small secure yard to the rear. Access to the building is via pedestrian doors to the offices or roller shutter door to the workshop (3.04m width x 3.00m height). There are 2 containers within the yard that are available to purchase from the outgoing tenant, if required.

Accommodation

The property has been measured and has the following approximate gross internal areas:

	sq. ft.	sq. m.
Workshop	1,303	121.06
Office	518	48.16
Total:	1,821	169.22

Terms

Available on a new full repairing and insuring lease on terms to be agreed.

Rent

£20,000 per annum exclusive.

VAT

All prices quoted are exclusive of VAT.

Rateable Value

Workshop & Premises £7,700

Source:

www.tax.service.gov.uk/business-rates-find/search

Energy Performance Certificate

To follow.

Legal Costs

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

Code for Leasing Business Premises

The Code of Leasing Business Premises in England and Wales strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or Solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.



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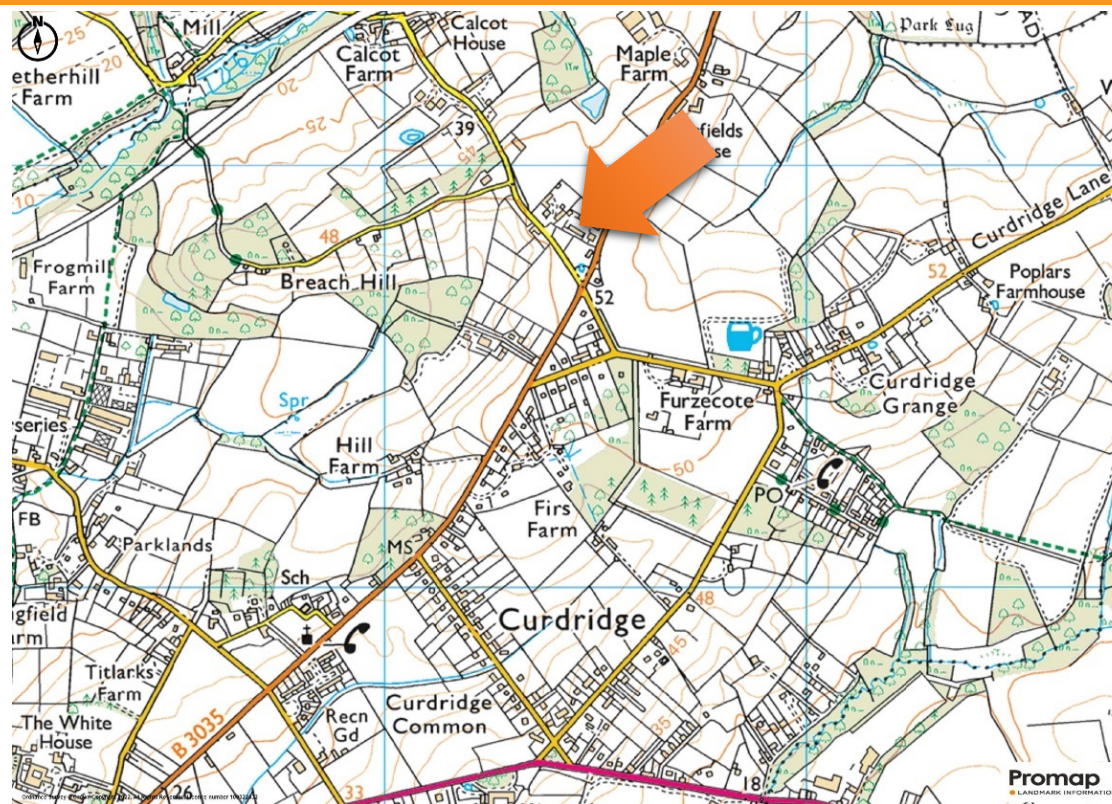
Warehouse/Industrial Unit

Location

Curdrige is a village and civil parish within the City of Winchester district of Hampshire. The property is located on Calcot Lane just off the B3035 Botley Road which leads to J7 of the M27 just over 4 miles distant.

Viewing

Strictly by appointment through sole agents Hellier Langston.



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