

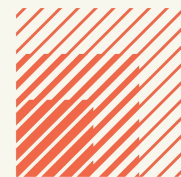


Unit 1 Church House Farm

Clewers Hill, Waltham Chase, Southampton
SO32 2LN

TO LET

80.50 sq.m (867 sq.ft)



**HELLIER
LANGSTON**

www.hlp.co.uk

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Self-Contained Office Building

Description

The property comprises a modern two-storey mid-terrace office building providing high-quality, refurbished accommodation within an established business park setting. Arranged over two floors, the space offers flexible, open-plan, air-conditioned offices with an efficient layout, accessed via a self-contained entrance and stairwell.

Male and female WC facilities are provided at first-floor level.

The building benefits from excellent on-site parking, with allocated spaces located directly in front of the property, together with additional shared overflow parking available for occupiers and visitors.

Rent

£18,860 per annum exclusive.

Rateable Value

Offices and Premises £14,000.

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

EPC

Rating - C61

Terms

Available on a new full repairing and insuring lease.

Estate Charge

An estate charge is payable to cover communal costs, split between all occupiers.

Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to NIA as follows:

Table	Sq. m	Sq. ft
Total NIA	80.50	867

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax.

Code of Leasing Business Premises

In England and Wales the Code for Leasing Business Premises, 1st edition, 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.

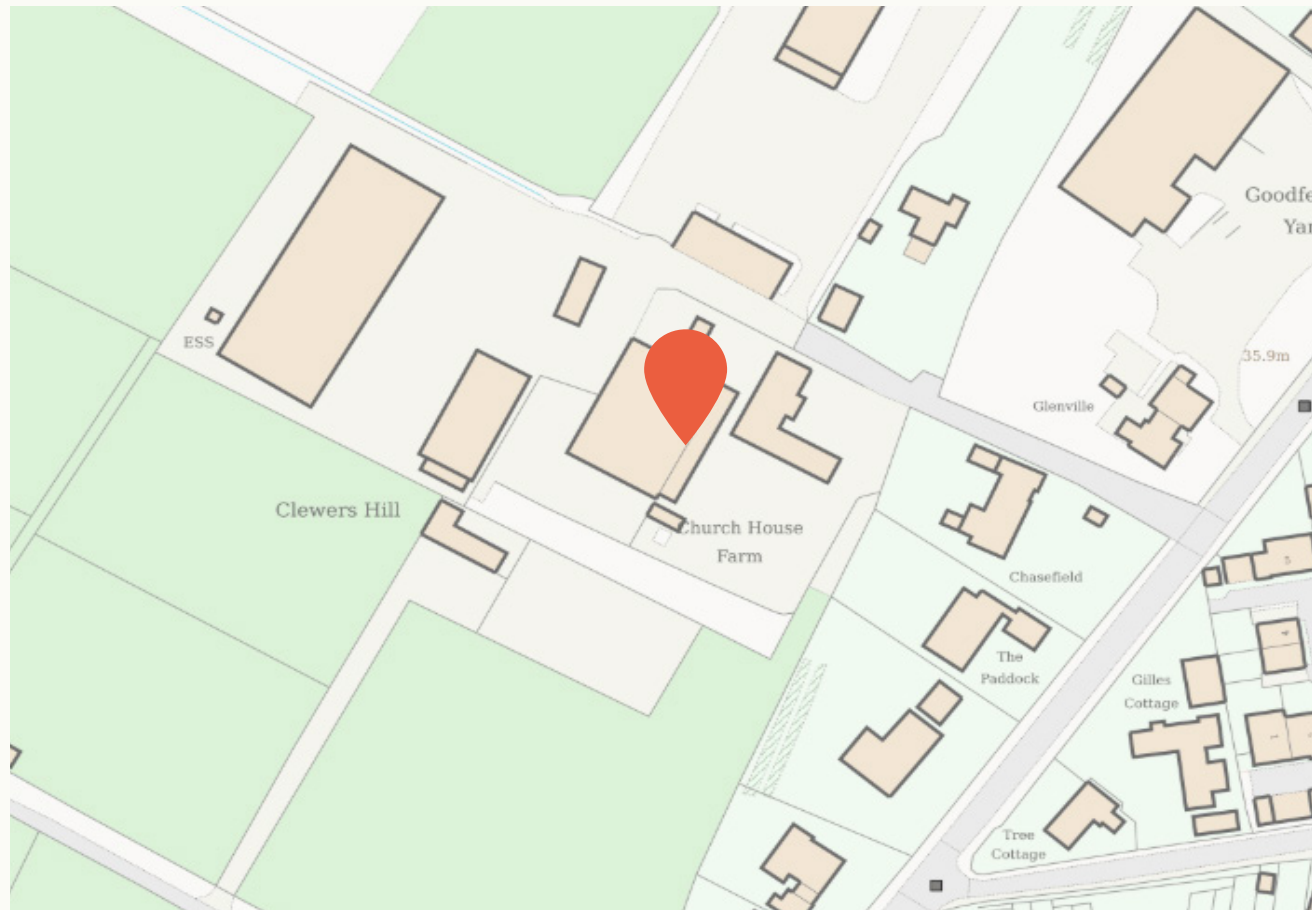
AML

In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.



Self-Contained Office Building

Site Map



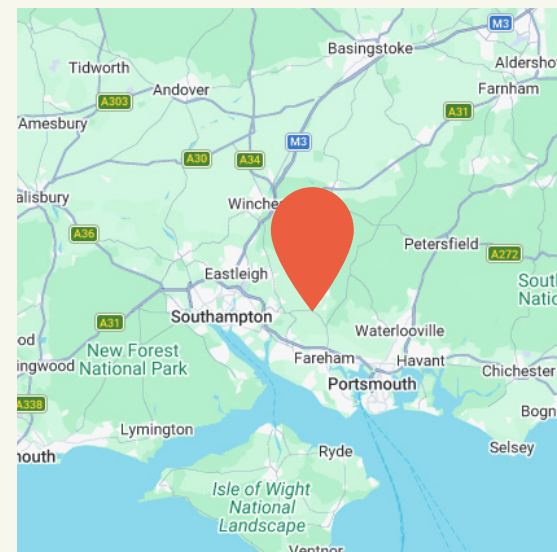
Location

The property is situated at Clewers Hill, Waltham Chase, an established commercial location within the attractive semi-rural setting of South Hampshire. Waltham Chase lies between Bishop's Waltham and Botley, providing convenient access to a wide range of local amenities, shops, cafés and services.

The property benefits from excellent road communications, with the B2177 providing direct access to the surrounding area and onward connections to the M27 and M3 motorway networks, facilitating easy travel to Southampton, Portsmouth, Winchester and the wider South Coast region.

The nearby centres of Bishop's Waltham and Botley offer further retail and leisure amenities.

The location combines a pleasant business environment with strong connectivity, making it an attractive base for a range of office, industrial and service-sector occupiers.



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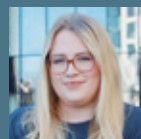
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Strictly by appointment with sole agents Hellier Langston.