

**TO LET**

**MODERN OFFICE PREMISES**

**3,169 SQ FT // 294.51 SQ M**



HAMPSHIRE COMMERCIAL

goadsby

**UNIT 6, WESSEX BUSINESS PARK**

WESSEX WAY, COLDEN COMMON, WINCHESTER, HAMPSHIRE SO21 1WP

## SUMMARY >

- LOCATED ON THE POPULAR WESSEX BUSINESS PARK
- 9 CAR PARKING SPACES
- CLASS E PREMISES
- MODERN OPEN PLAN SPACE
- STEPPED RENT IS AVAILABLE

QUOTING RENT: £49,950 PER ANNUM EXCL.



9 Allocated  
Parking Spaces



C - 69  
EPC Rating



Excellent  
Transport Links



## Location

- Wessex Business Park is a development of high quality office buildings
- Situated on the B3335 at Colden Common
- Approximately 4 miles from Eastleigh
- 5 miles south east of Winchester.
- Access to the M3 motorway at junctions 11, 12 & 13
- Eastleigh and Winchester main line railway stations are within 5 miles
- Direct rail link to London

## Description

- Mid-terrace building with an attractive frontage and atrium entrance foyer
- Mix of modern, open plan and part cellular offices over the ground and first floor
- 9 allocated parking spaces
- Exceptional condition and has been well maintained
- Traditional steel frame and brick and block construction

## Accommodation

|  |                    |                    |
|--|--------------------|--------------------|
| Ground Floor Office                    | 1,500 sq ft        | 139.42 sq m        |
| Reception                              | 75 sq ft           | 7.00 sq m          |
| Kitchen                                | 48 sq ft           | 4.46 sq m          |
| First Floor Office                     | 1,501 sq ft        | 139.48 sq m        |
| First Floor Kitchen                    | 45 sq ft           | 4.15 sq m          |
| <b>Total Net Internal Area approx.</b> | <b>3,169 sq ft</b> | <b>294.51 sq m</b> |

## Rent

**£49,950 per annum, exclusive.**

## Lease

A new full repairing and insuring lease is to be granted.

## Specification

- Fitted kitchen
- Entry phone system
- Passenger lift
- Heating
- Comfort cooling
- Double glazing
- Suspended ceilings
- Cat 2 lighting
- Perimeter trunking
- Carpeting
- Accessible WC
- Shower

## Rateable Value

£50,000 (from 1<sup>st</sup> April 2026)

Rates payable at 43.2p in the £ (year commencing 1<sup>st</sup> April 2026).

## Legal Costs

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

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



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First Floor





## Important

### THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

### ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

### REFERENCES

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

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## Offices in Dorset and Hampshire.

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