



NEW BUILD OFFICES

Shedfield Equestrian Centre, Southampton, SO32 2HN



TO LET

Four, First Floor, New Build Office Suites
Semi Rural Location, Excellent Car Parking
528 sq ft to 3683 sq ft

Description

Shedfield Equestrian Centre is a semi rural business location. The centre is home to a number of equestrian, retail, industrial and office occupiers. The available accommodation includes an industrial unit with its own yard and four first floor office suites in a new building which accommodates an equestrian shop on the ground floor. There is ample car parking available.

The office suites have air conditioning, led lighting, carpeted floors and skirting trunking. There are shared facilities

The accommodation sizes start from 528 sq ft. Overall availability is as follows:-

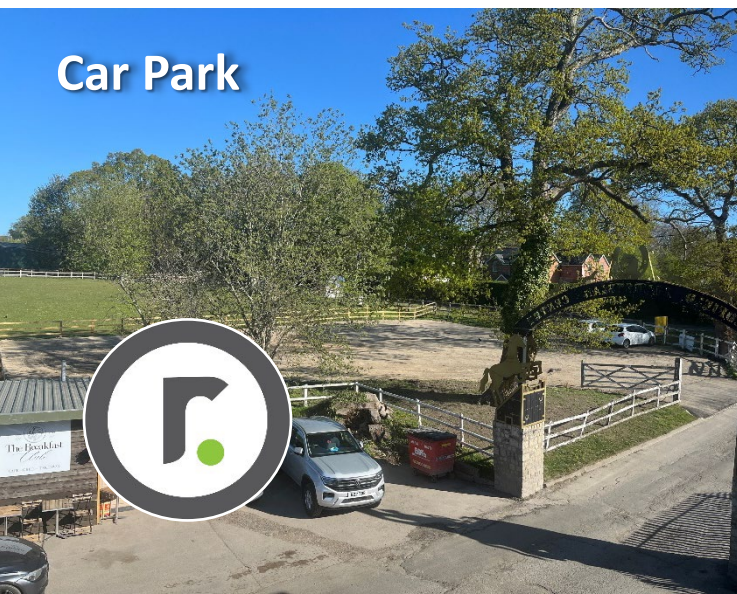


Available Accommodation	Rent £ Per Annum
Offices First floor, new build office suites. Suites could be combined to provide larger accommodation. The offices benefit from air conditioning, led lighting, carpeted floors and skirting trunking. The offices are accessed via an internal dedicated stair case.	Office 1 936 sq ft £14,000 Office 2 1,115 sq ft £17,000 Office 3 1,115 sq ft £17,000 Office 4 517 sq ft £8,000

Features

- 3 phase power
- Air conditioning
- Ample parking spaces
- Semi Rural location
- LED lighting
- Mixed use site, suitable for a variety of occupiers





Location

Shedfield Equestrian Centre is located off the A334 Wickham Road between Botley and Wickham. From the South bound carriageway there are two entrances, one to the offices and one to the industrial building and yard. Both properties are visible from the roadside and can be located by using What Three Words as follows:-

Offices ///width.cracks.formally

Terms

The offices and industrial units are available either on yearly licences on new FRI leases at terms to be agreed.

VAT

We understand that VAT is payable.

EPC

Current valid EPC's are available on request.

Parking

Ample Car Parking.

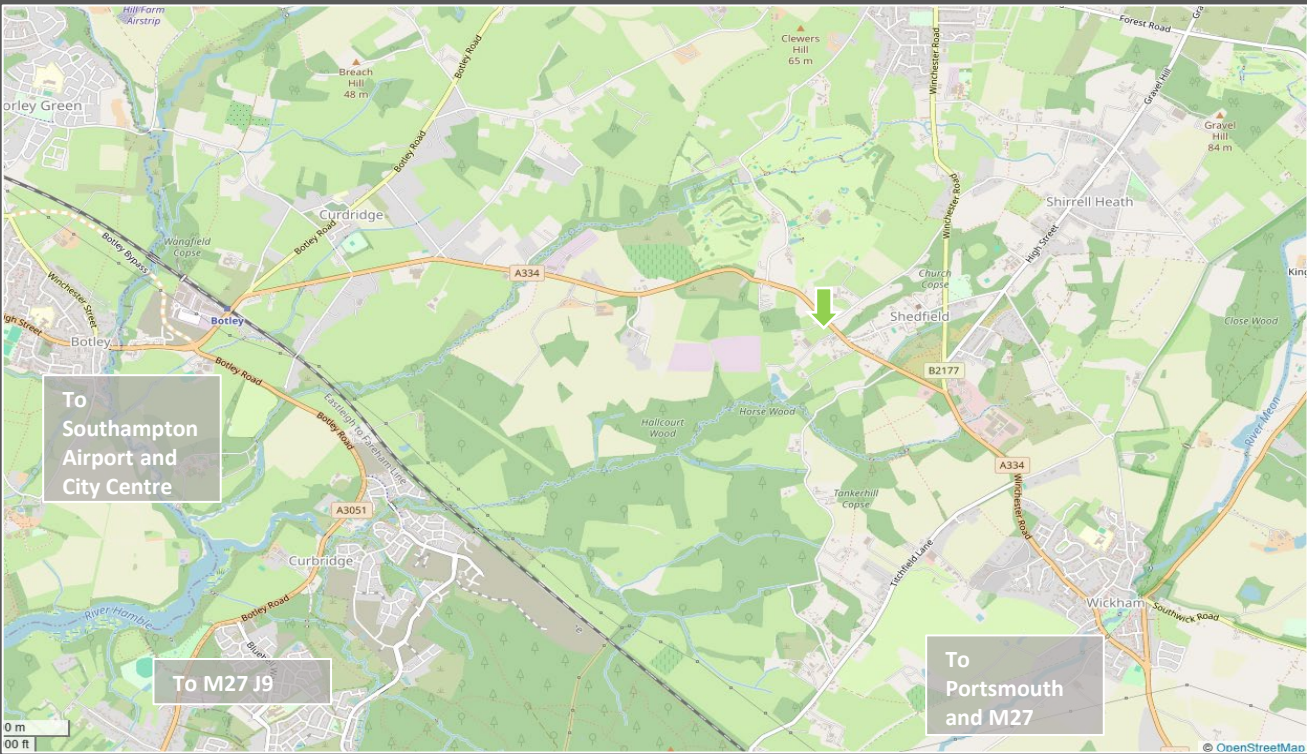
Destinations	Miles
J9, M27	6.0
J8, M27	6.0
Wickham	1.5
Botley	3.6
Southampton City Centre	11.0
Portsmouth City Centre	12.7

Legal Costs

Each Party to be responsible for their own legal costs.

Business Rates

All enquiries to the valuation office at Winchester City Council.



VIEWING AND FURTHER INFORMATION
Viewing strictly by prior appointment

Lauren Udall
Realest
07799 623239
lauren.udall@realest.uk.com



023 8202 3999 • www.realest.uk.com • info@realest.uk.com

Realest and CBRE give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken.