

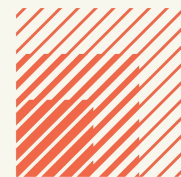


Wade Park Farm House

Salisbury Road, Ower, Romsey, SO51 6AG

TO LET

343.92 sq.m (3,702 sq.ft)



**HELLIER
LANGSTON**

www.hlp.co.uk

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High Quality Former Farmhouse HQ Office Building

Description

The property is a detached former residential farmhouse converted in circa 2000 to high-quality office accommodation with vaulted ceilings and full height atrium with full width glazing panels and Velux windows.

The accommodation extends over two storeys with the ground floor separated into an open plan work area, a separate large break out / kitchen area, plus male and female WCs, disabled toilet, and shower.

The first floor provides predominantly open-plan workspace together with two private meeting rooms/offices enclosed by contemporary glazed partitioning. In addition is a server room and storage built into the eaves on one side of the building.

The building sits within an exclusive site of 0.40 acres creating an envious supply of 29 parking spaces (1:135 sq. Ft) plus scope for double parking.

Rent

£80,000 per annum exclusive of rates, VAT & all other outgoings.

Tenure

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

Rateable Value

Offices and Premises £77,000.

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

EPC

Rating: 70C

Accommodation

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

Floors	Sq. ft	Sq. m
Ground Floor	1,749	162.49
First Floor	1,953	181.43
Total:	3,702	343.92

VAT

All prices quoted are exclusive of VAT.

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.



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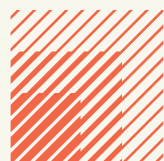
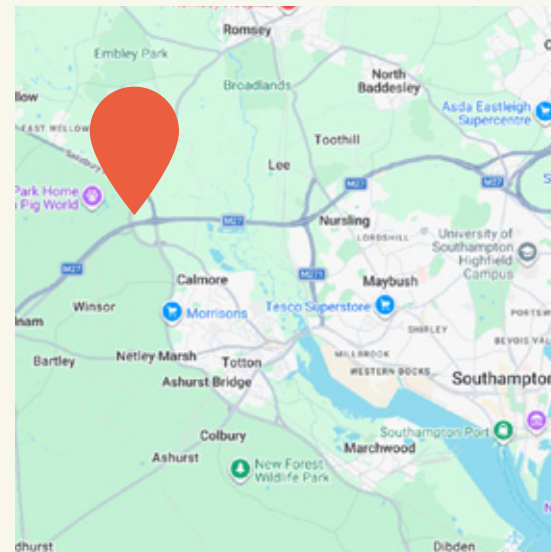


Location

Wade Park Farm House occupies a highly accessible position in a well-established commercial location on the western edge of Southampton and at the gateway to the New Forest. The property benefits from an enviable roadside position immediately adjacent to Junction 2 of the M27, providing excellent connectivity across the South Coast and direct access to the M3 motorway network towards Winchester, Basingstoke and London.

The location offers convenient access to Southampton city centre, approximately 5 miles to the east, together with the nearby market town of Romsey.

The property's strategic position makes it an ideal base for businesses serving Hampshire, Dorset and the wider South Coast, combining outstanding road communications with a distinctive semi-rural setting rarely available for modern office accommodation.



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Strictly by appointment with sole agents Hellier Langston.