



Preliminary Details

THE RUMPUS, SOUTHAMPTON, SO32 3PW

OFFICE TO LET

1,256 SQ FT (116.69 SQ M)



Summary

Modern Ground Floor Self-Contained Office Suite

Available Size	1,256 sq ft
Rent	£19,500 per annum
Rates Payable	£7,668 per annum
Rateable Value	£17,750
Service Charge	£1,225 per annum
EPC Rating	D

- Rural Location
- Business park in the South Downs National Park
- Fitted meeting rooms
- Air conditioning
- Perimeter Trunking
- LED lights
- 6 allocated parking spaces
- Fibre Broadband



Location



**The Rumpus, St. Clairs Farm,
Southampton, SO32 3PW**

The Rumpus at St Clair's Farm occupies an attractive rural position on Wickham Road, on the edge of Droxford in the heart of the Meon Valley. Set within the South Downs National Park, the property enjoys a peaceful countryside setting whilst remaining conveniently located for the principal commercial centres of Hampshire. Droxford is approximately 3 miles from Bishop's Waltham and 5 miles from Wickham, with Winchester, Fareham and Southampton all readily accessible.

The property is well connected to the wider road network, with the A32 providing direct access south towards Wickham and Fareham and north through the Meon Valley, whilst the A272 connects towards Winchester and the wider South Downs. The M27 is readily accessible via the A32, providing links to Southampton, Portsmouth and the wider south coast, with the M3 providing access towards Basingstoke, the M25 and London.





Further Details

Description

The Rumpus comprises of a ground floor self contained office suite with four cellular office rooms and a central open plan area.

The office space is painted and carpeted throughout with perimeter trunking and plug points throughout. The unit benefits from a suspended ceiling, LED lighting, double glazed windows, oil powered central heating and air conditioning.

There is a self-contained kitchen with vinyl flooring and a mixture of cabinets and white goods. There is one W/C.

There is fibre broadband connected to the site.

The suite benefits from 6 allocated parking space.

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed, at a rent of £19,500 per annum.

There is an estate charge which is £812.80 per annum and a general waste collection charge of £412.20 per annum. Therefore, £1,225 per annum which is charged quarterly.

Current buildings insurance is £208.48 per annum but it will depend on the user.

Accommodation

The accommodation comprises the following areas (all floor areas are approximate and measured to IPMS3 in accordance with the RICS Property Measurement - 2nd edition - incorporating RICS Code of Measuring Practice - 6th edition).

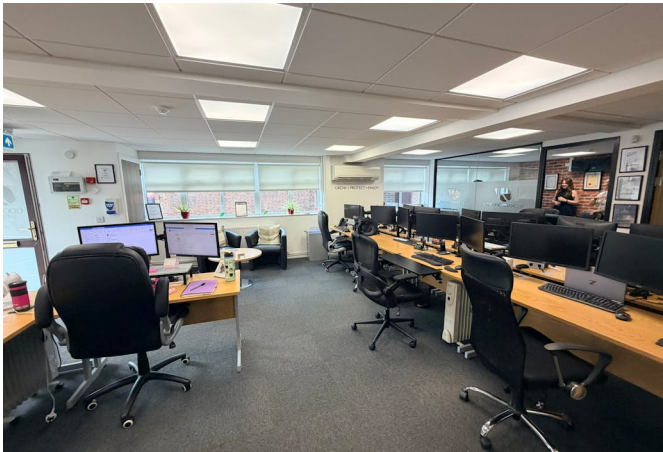
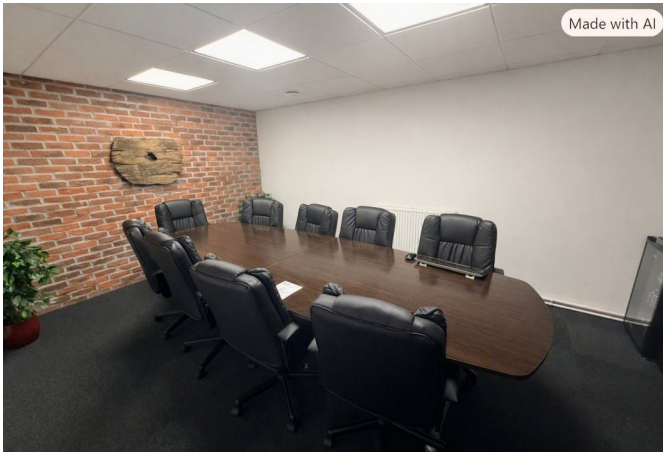
Name	sq ft	sq m	Availability
Ground - Office	1,188	110.37	Available
Ground - Kitchen	68	6.32	Available
Total	1,256	116.69	

AML

In accordance with Anti-Money Laundering requirements, two forms of identification may be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

Legal Costs

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





Enquiries & Viewings



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