



## Suite A Ground Floor

Unit 2, Wessex Business Park, Wessex Way, Colden Common, SO21 1WP

### Ground floor office suite

789 sq ft  
(73.30 sq m)

- 4 parking spaces and access to shared EV points
- Primarily open plan layout, with meeting room and private office
- Perimeter trunking
- Shared male & female w/c with shower facilities
- Shared kitchenette

Summary

|                |   |
|----------------|---|
| Available Size | 789 sq ft   |
| Rent           | £15,250 per annum   |
| Rates Payable  | £5,114.75 per annum<br>May be eligible for 100% Small Business Rates Relief |
| Service Charge | £7,735.73 per annum<br>Inclusive of utilities and repair of common areas    |
| VAT            | Applicable  |
| Legal Fees     | Each party to bear their own costs  |
| EPC Rating     | C (54)  |

Description

The premises comprise a ground floor office suite within a two-storey office building. The suite is mainly open plan with a private office and a partitioned meeting room that benefits from having air conditioning. The suite benefits from excellent natural light, and is fitted with perimeter trunking, LED lighting, and is to be redecorated throughout. The suite is accessed via a secure entrance lobby, where there is a shared kitchenette and male and female toilets and shower.

Location

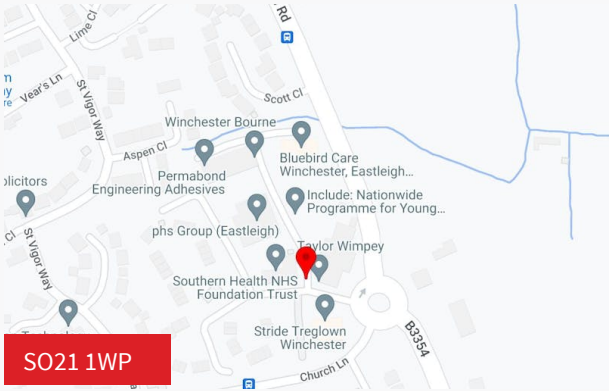
Wessex Business Park is located on the B3354, at the roundabout at Colden Common, between Fair Oak to the south (approximately 2 1/4 miles) and Winchester to the north, (approximately 5 miles). There is access to the M3 at Junction 11 (St Cross, Winchester) and Junction 12 (Chandlers Ford, North).

Terms

A new Fully Repairing and Insuring Lease is available for a term to be agreed, subject to periodic rent reviews, and to be granted outside the Security of Tenure Provisions of the Landlord and Tenant Act (1954).

Legal Costs

Each party to bear their own legal costs involved in this transaction.



Viewing & Further Information

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