



Primmer Olds B.A.S

TO LET

Two storey office with excellent parking

UNIT 2 CHURCH HOUSE FARM, CLEWERS HILL, WALTHAM CHASE, SOUTHAMPTON SO32 2LN



KEY FEATURES

- Net Internal Area 80.19 sq m (863 sq ft)
- New Lease
- 100% Small Business Rates Relief (subject to eligibility)
- LED Lighting
- Excellent Parking
- Quiet Location
- Air Conditioning

Call us on 023 8022 2292 | www.primmeroldsbas.co.uk



Primmer Olds B.A.S
61 Cromwell Road, Southampton, Hampshire SO15 2JE
Enquiries: Call us on 023 8022 2292

Unit 2 Church House Farm, Clewers Hill

DESCRIPTION

The property comprises a self-contained two storey office set within a cluster of commercial properties adjacent to Church Farm.

Positioned just off Winchester Road (B2177) there are excellent amenities close by with Bishops Waltham located just to the north with Shedfield and Wickham to the south.

The property has reasonable access to the M27& M3 motorway network.

The property was refurbished 3 years ago.

ACCOMMODATION

Floors Areas	Sq Ft	Sq M
Ground Floor	441	40.97
First Floor	422	39.2
Total	863	80.17

Areas stated are on a Net Internal Area basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition. IPMS3 available on request.

PLANNING

Understood to be B1(a) Office. Interested parties are advised to make their own enquiries.

RATES

Rateable Value to be reassessed

Source - voa.gov.uk

The 2019/2020 small business multiplier is 0.491 (49.1 payable per £1). This determines what business rates are payable.

If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable.

All parties are advised to make their own enquiries for confirmation.

EPC

Asset Rating - D82

TERMS

Available by way of a new full repairing and insuring lease for a term to be agreed at £13,800 per annum exclusive of rates, VAT (if applicable) and all other outgoings.

Note: There is to be a fixed service charge of £225+VAT per annum levied to cover communal costs

Note: It is understood VAT is payable on rents.



VIEWING & FURTHER INFORMATION: Call 023 8022 2292



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Property Misdescriptions Act 1991 – Services & Planning. We have not tested any of the service installations including heating and lighting. Prospective purchasers or tenants should satisfy themselves independently that appropriate connections exist and as to the state and condition of such items. Any plans included in these particulars are provided only to indicate the general location of the property. Prospective purchases or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Misrepresentation Act 1967 – Whilst all the information in these particulars is believed to be correct neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. No representative of Primmer Olds B.A.S has any authority to make or give any representation or warranty whatsoever in relation to this property. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.