

PROPERTY PARTICULARS

TO LET

Attractive Semi-Rural Office with Generous Parking

1,130 - 3,913 sq ft (104.98 - 363.52 sq m)

Rural location with A-road frontage

28+ car parking spaces

Energy efficient with solar panels

2 electric vehicle charging points



**Grosvenor Court,
Ampfield Hill, Ampfield,
Nr Winchester, SO51 9BD**

Harbour Lights, Maritime Walk, Ocean Village,
Southampton, SO14 3TL

www.keygrove.com

Keygrove is the trading name of Keygrove Commercial Limited

Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.



LOCATION

Grosvenor Court is located on the south side of Ampfield Hill, conveniently between Romsey (3 miles), Winchester (7 miles) and Chandlers Ford (4 miles) with access to the M27 at Junction 3 and the M3 at Junction 12.

DESCRIPTION

Grosvenor Court is a detached 2-storey office building with generous car parking and is accessed via a gravel driveway from the A3090 Romsey to Winchester Road. The offices are well fitted, light and airy. They are mostly open plan with flexible and comfortable workspace and meeting room. There is a kitchen on the ground floor and two additional kitchenettes, one on each floor. WC's on both floors and shower.

The accommodation is energy efficient and has solar panels. The server room is air-conditioned and there is a linked archive store as well as separate equipment and cycle stores.

There is an outdoor amenity/seating area in a landscaped courtyard adjacent to the office building. There is parking for at least 28 cars and 2 electric car charging points.

ACCOMMODATION

Approximate IPMS 3 (net internal) floor area

Ground floor front	1,130 sq ft	104.98 sq m
First floor & ground floor rear	2,562 sq ft	238.01 sq m
Ground floor archive store	134 sq ft	12.45 sq m
Outside equipment store	87 sq ft	8.08 sq m
Total	1,130 - 3,913 sq ft	104.98 - 363.52 sq m

TERMS

The premises are available as a whole on a new full repairing and insuring lease at an initial rent of £61,500 per annum exclusive.

The offices are also available in part. A variety of alternative configurations include the ground floor suite (initial rent of £18,650 per annum exclusive); and first floor with ground floor rear including kitchen and archive store (initial rent of £42,850 per annum exclusive).

RATES

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £38,250. We recommend that prospective tenants verify this with the Valuation Office.

EPC

EPC rating C62. A copy of the EPC is available on request.

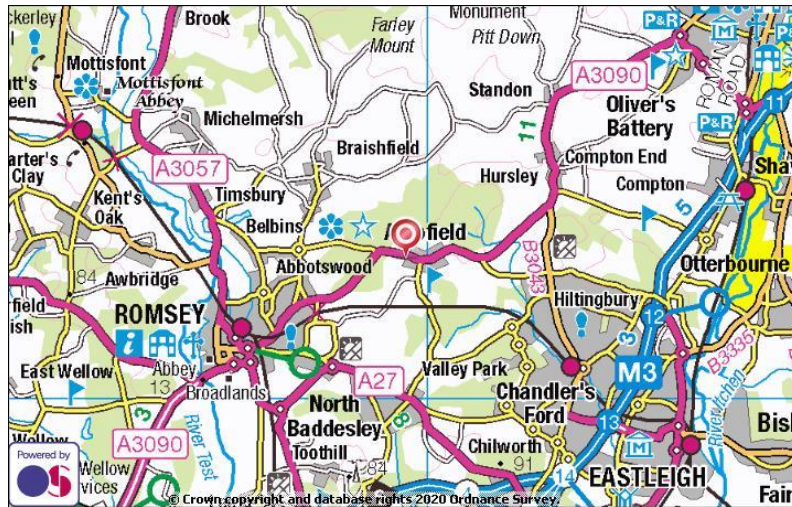
LEGAL COSTS

Parties to pay their own legal costs.

VAT

We are advised that VAT will be payable.

Grosvenor Court, Ampfield Hill, Ampfield, Nr Winchester, Hampshire, SO51 9BD



VIEWING

Strictly by appointment through sole agents **KEYGROVE CHARTERED SURVEYORS**

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Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transactions.

The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100033966

Date: 29-Jan-21 File Ref: 3706

Regulated by RICS

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