



HELLIER
LANGSTON
Commercial Property Consultants

TO LET

Refurbished offices with on site car parking
Building E, Bridgers Farm, Nursling Street, Southampton
SO16 0YA



KEY FEATURES

Mainly open plan
accommodation

Central Heating and comfort
cooling

On site car park, with further
free on street car parking
available

146.76 sqm (1,580 sq ft) to
324.82 sq m (3,497 sq ft)

Recently refurbished

Shower Facilities

Male, female and accessible
WC facilities

Call us on: **02382 022 111**
Visit: **www.hlp.co.uk**

Hellier Langston
Enterprise House, Ocean Village
Southampton SO14 3XB

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Building E, Bridgers Farm, Nursling Street, Southampton SO16 0YA

Description

Building E Bridgers Farm comprises a two storey detached building with brick elevations under a pitched slate roof. Windows and doors are of double glazed uPVC, and the property benefits from a large rear surfaced car park.

Internally, both floors are accessed via a shared entrance lobby off which also provides access to the WC and shower facilities which are all located within a communal area on the ground floor.

Both floors provide mainly open plan space with suspended ceilings incorporating LED lighting panels, and have the benefit of both central heating and comfort cooling.

Accommodation

The property has been measured to Net Internal Area as follows:

Floor	sq m	sq ft
Ground Floor	146.76	1,580
First Floor	178.06	1,917
Total	324.82	3,497

Rent

£15.00 sq ft per annum

Business Rates

The premises are assessed as a whole as offices and Premises with a 2017 Rateable Value of £28,000.

Service Charge

There is a service charge for the communal running costs of the building together with estate management. Further information available upon request



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Location

Bridgers Farm is located at the western end of Nursling Street, adjacent to Junction 3 (M271) of the M27 motorway, and adjacent to the Four Horseshoes public house. Nursling village centre is approximately ½ mile to the East, and central Southampton approximately 5½ miles to the South East.

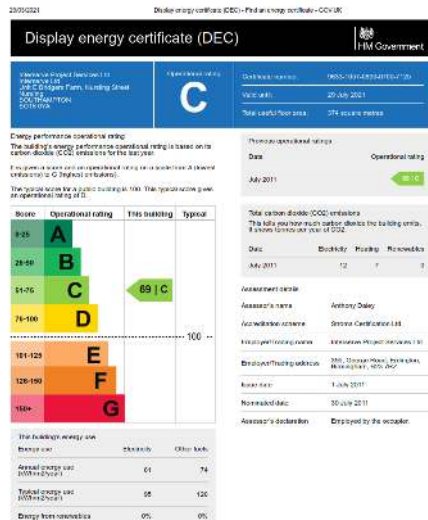
The site benefits from excellent motorway access via either Jct 1 or Jct 3 of the M271.

Viewing

Strictly by appointment with the sole agents:

Jason Webb
Hellier Langston

023 8033 0041
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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 purchasers 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 Hellier Langston 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.