

PROPERTY PARTICULARS

TO LET

Modern Office Suite

900 sq ft (83.61 sq m)

Newly Refurbished Office

First Floor Suite

Excellent car parking

Good access to Southampton, M27, M271 & Southampton Airport



**Medino House,
Rushington Business Park, Southampton, SO40 9LU**

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

www.keygrove.com

Keygrove is the trading name of Keygrove Commercial Limited

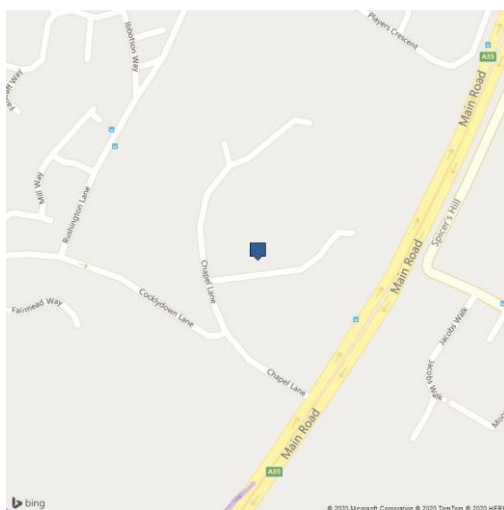
Subject to Contract

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	Rushington Business Park is located immediately adjacent to the A35, which provides direct access to the M27 either at Junction 2 (approximately 4 miles), or Junction 3 via the M271 (approximately 3 miles). Southampton City Centre is approximately 5 miles to the east.			
DESCRIPTION	<p>The property comprises a detached industrial and office building of steel portal frame with lower brick and upper clad elevations.</p> <p>The first floor offices have some air conditioning to the individual offices and full ventilation system to the open plan space, heating is via a gas fired radiator system, this office has been recently refurbished.</p> <p>The suite can be connected fibre broadband.</p> <p>Outside there are 4 car parking spaces.</p>			
ACCOMMODATION	<p>Approximate IPMS3 (net internal) floor area</p> <table><tr><td>Total</td><td>900 sq ft</td><td>83.61 sq m</td></tr></table>	Total	900 sq ft	83.61 sq m
Total	900 sq ft	83.61 sq m		
TERMS	The premises are available on a new full repairing and insuring lease at an initial rent of £14,000 per suite.			
RENT	£14,000 per annum			
SERVICE CHARGE	There is a service charge payable. Full information available on request.			
RATES	To be assessed.			
EPC	EPC rating D84. 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 not be payable.			

Medino House, Rushington Business Park, Southampton, Hampshire, SO40 9LU



VIEWING

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

Lauren Udall

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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: 2-Jul-21 File Ref: 3670

Subject to Contract

Regulated by RICS

