

Office Units 3 and 4

Shelley Farm, Ower, Romsey, Hampshire SO51 6AS



To let

Units 3 and 4

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Spacious and well appointed office unit available to let with immediate effect. Benefiting from being fully furnished, with up to 30 car parking spaces and no rates to pay until 30th November 2011.

DESCRIPTION

Located approximately 3 miles south of Romsey and 9 miles to Southampton City centre. The property has excellent road access being located just off the A36 Salisbury Road and only one mile from junction two of the M27 giving access to Bournemouth, Portsmouth and Winchester and Basingstoke via the M3. Southampton Parkway Station is only ten minutes away giving access straight to London Waterloo, while Southampton Airport is only 15 mins away along the M27.

GENERALLY

Units 3 and 4 comprise a well appointed open plan office space set within 100 acres of farmland at the well established rural business centre of Shelley Farm on the edge of the New Forest National Park. The majority of the space is open plan, with the benefit of two meeting rooms, a directors office/third meeting room, separate ladies and gents WC, server room and well appointed kitchen with white goods and microwave.

The units are available on a fully furnished basis to include approximately 30 large desks, 25 desk chairs, a further 20 meeting room chairs, phones for most desks, 8 large drop file cabinets, various other cabinets, fans, desk dividers and so on. The unit can also be made available on a part or un-furnished basis.

The units are available to let with immediate effect, subject to necessary references. The property has the benefit of a good area of off-street parking for up to 30 cars. There is an integrated alarm system which requires re-enabling.

AREA AND RENT/PURCHASE PRICE

The units extend in total to 255 sq m (2,745 sq ft) however they could be easily split into two units, with each benefiting from a separate entrance, kitchen and WC.

Area	255 sq m	(2,745 sq ft)
Rent	£25,000 + VAT per annum	

BUSINESS RATES

Rates are exempt on this unit until 30th November 2011. The rateable value is £23,750 as at April 2010. Rates will be payable by the Tenant to New Forest District Council.

Important Notice:

BCM, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and BCM have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

TERMS

The premises are available to let on a full repairing and insuring lease subject to standard rent review provisions and for a term to be agreed. A service charge of £1,000 per annum will be payable in lieu of grounds maintenance, water and drainage. Electrics and phone will be payable directly by the Tenant.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred.

VIEWING

Strictly by appointment with Christopher Horn at BCM.

Tel: 01962 763900

Fax: 01962 763901

E: info@bcm.co.uk

DIRECTIONS

From Junction 2 of the M27 head north on the A36 towards Salisbury. At the next roundabout take the second exit, continuing on the A36 for approximately one mile. Go past a pair of cottages on the right hand side and turn right along Shelley Lane. Continue 100 meters and take the first turning on the right hand side into the driveway. The unit is directly in front of you as you enter the car park.

