

PROPERTY PARTICULARS

TO LET

Proposed New Office Development

1,469 - 15,882 sq ft (136.47 - 1,475.44 sq m)

66 Car Parking Spaces

Air Conditioning

Ready for Occupation Summer 2020



**The Grange,
Romsey Road,
Stoneymarsh,
Romsey, SO51 0AE**

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	The Grange is located on the A3057 between Romsey and Kings Somborne, 3 miles north of Romsey. It is well connected, being 6 miles from the M271, 8 miles from the M3 and 15 miles from the A34.		
DESCRIPTION	<p>The office development site is immediately opposite the completed and fully occupied Phase 1 The Grange. The new development will provide 7 self-contained two storey office buildings in two blocks providing unit sizes from 1,469 - 5,511 sqft (gross internal area). There is ample car parking for 30 cars immediately adjacent to the offices and a further 36 car spaces in a rear car park (to be constructed).</p> <p>Construction is expected to commence in Summer 2019 and offices will be ready for occupation in Summer 2020.</p>		
ACCOMMODATION	Approximate gross internal floor area (from architects plans)		
	Office 1	2,734 sq ft	253.99 sq m
	Office 2	1,557 sq ft	144.65 sq m
	Office 3	3,114 sq ft	289.29 sq m
	Office 4	1,496 sq ft	138.98 sq m
	Office 5	1,469 sq ft	136.47 sq m
	Office 6	1,378 sq ft	128.02 sq m
	Office 7	4,133 sq ft	383.96 sq m
	Total	1,469 - 15,882 sq ft	136.47 - 1,475.44 sq m
TERMS	The premises are available on new full repairing and insuring leases at initial rents of £17.50 per sq ft per annum exclusive (calculated on IPMS3 internal area).		
RENT	£25,000 - £95,000 per annum		
SERVICE CHARGE	There will be a service charge payable in respect of this property. Further information is available on request.		
RATES	To be assessed once constructed.		
EPC	To be assessed once constructed.		
LEGAL COSTS	Parties to pay their own legal costs.		
VAT	We are advised that VAT will be payable.		

The Grange, Romsey Road, Stoneymarsh, Romsey, Hampshire, SO51 0AE



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 www.leasingbusinesspremises.co.uk.

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