



Primmer Olds B.A.S

TO LET

Office with excellent parking

FIRST FLOOR OFFICE, MAIN BUILDING, TANNERS COURT, TANNERS LANE, SHOOTASH, ROMSEY SO51 6DP

Key Features

- Quiet Location
- Modern Offices
- Excellent Parking
- Close to M27, J2 and A36
- 913 Sq Ft
- £12,300 per annum exclusive



Primmer Olds B.A.S
61 Cromwell Road, Southampton,
Hampshire SO15 2JE
Enquiries: Call us on 023 8022 2292



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www.primmeroldsbas.co.uk

First Floor Office, Tanners Court

DESCRIPTION

The property forms part of a small commercial development on the outskirts of Romsey. The available office, which is located at first floor level, is a purpose built office located in the centre of the site. Internally the accommodation is divided into 5 separate offices plus kitchen and store. There are communal WCs. The property has good access to the M27 motorway network via J2 at Ower and easy access to the A27 and A36 to Salisbury.

The site has the benefit of a substantial parking area.

ACCOMMODATION

Floors Areas	Sq Ft	Sq M
First Floor Office	913	84.82
Total	913	84.82

Areas stated are on a Net Internal Area basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition



PLANNING

Understood to be B1(a) office. Interested parties are advised to make their own enquiries.

RATES

Rateable Value £7,500

Source - voa.gov.uk

The 2019/2020 standard multiplier is 0.491 (49.1 payable per £1). This determines what business rates are payable.

If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable.

All parties are advised to make their own enquiries for confirmation.

EPC

Asset Rating - D 81

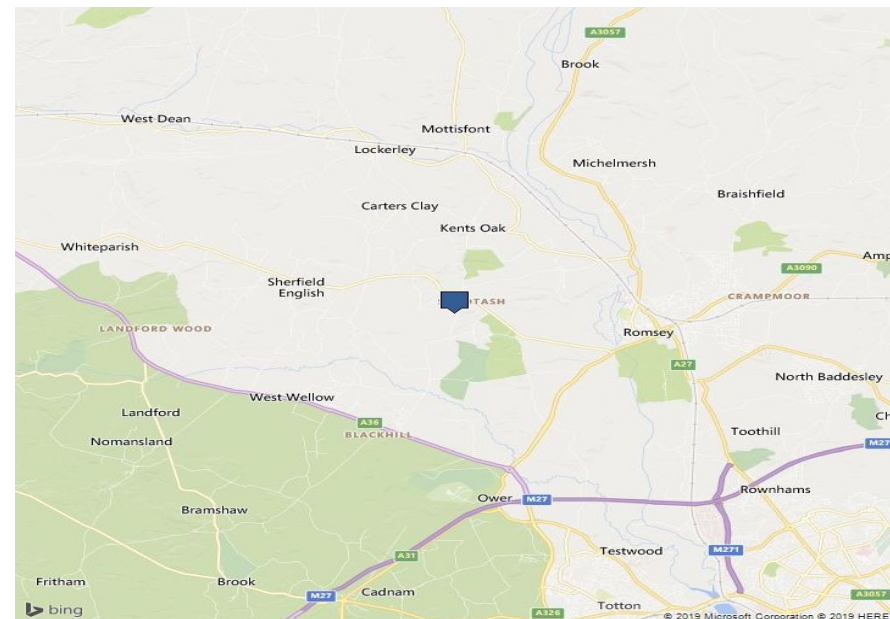
TERMS

Available by way of a new full repairing and insuring lease for a term to be agreed at £12,300 per annum exclusive of rates VAT (if applicable) and all other outgoings.

There is a service charge of £900 per annum which includes. Electric separately metered. Heating is via oil. Cost of both in addition to that set out above.

Note: There is to be a service charge levied to cover communal costs

Note: It is understood VAT is payable on rents.



VIEWING & FURTHER INFORMATION: CALL 023 8022 2292



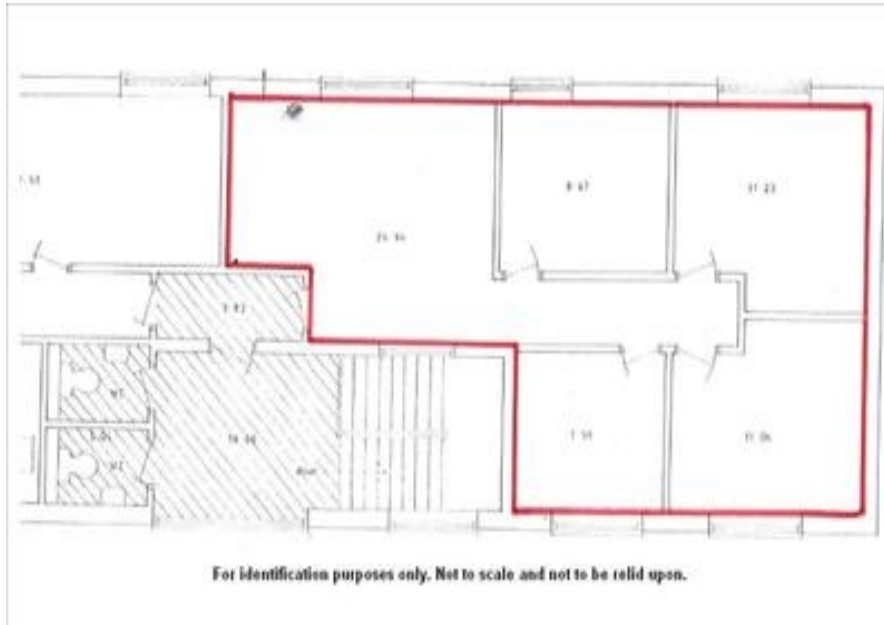
Mr Patrick Mattison
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Roseanna Liddiard
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Property Misdescriptions Act 1991 - Services & Planning. We have not tested any of the service installations including heating and lighting. Prospective purchasers 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 Primmer Olds B.A.S. 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.

First Floor Office, Tanners Court



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