

FOR SALE / TO LET



HOLLOWAY ILIFFE & MITCHELL

MODERN SELF-CONTAINED OFFICE

1,810 Sq Ft (168.15 Sq M)

Unit 6 Chevron Business Park
Limekiln Lane
Hardley
Southampton
Hampshire

SATNAV SO45 2QL



- ▼ 100Mbps Fibre Leased Line
- ▼ Each Floor Self-Contained With Its Own Toilet & Kitchenette
- ▼ Modern Fit Out With Glazed Partioning (1st Floor)
- ▼ End of Terrace Unit With Good Parking



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Southampton **023 8011 9977**

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LOCATION

Chevron Business Park is a modern development on the southern edge of Hardley Industrial Estate, near Hythe.

Southampton City Centre is approximately 10 miles to the east and junction 2 of the M27 motorway is approximately 11 miles to the north.

DESCRIPTION

The subject unit is an end of terrace two storey office building of brick and block construction, under an insulated and corrugated profile steel pitched roof. It benefits from having windows on the front, side and rear elevations which are double glazed.

The units benefits from gas fired central heating, perimeter trunking, suspended ceiling and CAT II lighting.

The ground floor is open plan which can be accessed via two separate entrances and is self-contained, with its own male and female WC and kitchenette.

The first floor benefits from having full glazed partitioned offices, along with suspended ceilings, part CAT II lighting and some fluorescent lighting, plus two toilets incorporating male and female WCs and another kitchenette.

There is wall mounted air conditioning throughout the building. The building benefits from having 9 parking spaces, plus customer parking onsite.

ACCOMMODATION

Ground floor	75.36 sq.m	811 sq.ft
First floor	92.77 sq.m	999 sq.ft
Total net internal area	168.14 sq.m	1,810 sq.ft

TERMS

Rent: £18,000 per annum exclusive of VAT

Available on a new full repairing and insuring lease for a term to be agreed.

Alternatively, the unit is available to purchase. Price on application.

The unit is registered for VAT.

BUSINESS RATES

Rateable Value: £17,500.

Uniform business rates payable for 2017-2018: £8,155

Source: voa.gov.uk

You are advised to confirm the rates payable with the local council before making a commitment.

OTHER COSTS

A service charge is payable to cover costs such as maintenance and repair of common parts landscaping management fees.

Additionally building insurance is also payable.

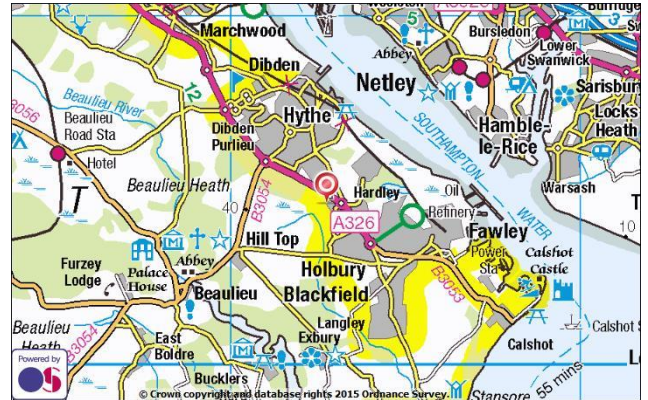
Each party to be responsible for their own legal costs incurred in the transaction.

Unless stated, all prices and rents are quoted exclusive of VAT.

EPC RATING

C (52)

LOCATION PLAN



DISCLAIMER

Holloway Iliffe & Mitchell Limited

Registered Office: 10 Acorn Business Park North Harbour Road Portsmouth PO6 3TH

For the Lessors or Vendors of this instruction, whose Agents they are, give notice that; These particulars are set out as general guidance only to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Lessees, Purchasers or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Holloway Iliffe & Mitchell has any authority to make any representation or warranty whatsoever in relation to this property.

VIEWING

Strictly by appointment
with sole agents

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As responsible landlords, our client has regard to the recommendations of the Code of Practice for Commercial Leases in England & Wales. If you are professionally represented, you should ask your advisor for a copy. Alternatively, the document can be found at www.lettingbusinesspremises.co.uk or be obtained from The Royal Institution of Chartered Surveyors (Tel: 020 7343 3806) in accordance with the code, our client is willing to consider alternative lease terms to those proposed. If you wish to suggest different terms, please set these out clearly in your reply. Please bear in mind however that variations may affect the level of rent proposed.