

## **ROMAN HOUSE, NORTH BADDESLEY, SO52 9AB**

HI TECH / LAB / OFFICE TO LET 10,952 SQ FT (1,017.47 SQ M)



## **Summary**

### **OFFICE & LAB SPACE - TO LET**

Available Size	10,952 sq ft
Rent	Rent on application
Business Rates	N/A
EPC Rating	Upon enquiry

- Detached Building
- Mix of office and lab space
- Extensive Parking / Yard
- Situated in the well established
  Business Location
- Located in a very prominent
  position fronting Botley Road
- Within 1.5 miles of Southampton Science Park



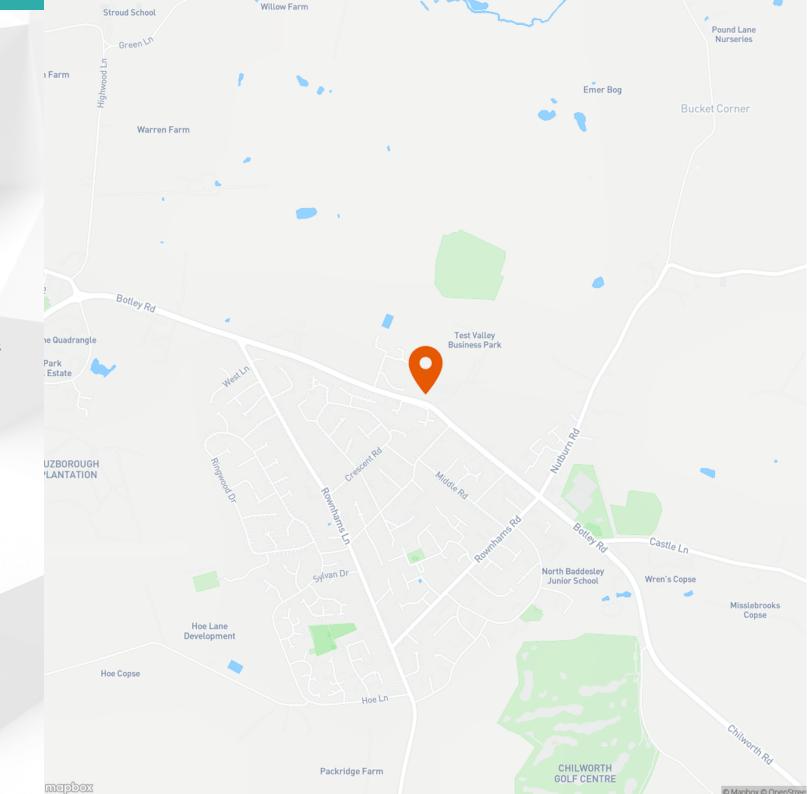
# Location

Roman House, Botley Road, North Baddesley, SO52 9AB

Roman House is located in a very prominent location fronting the A27 Botley Road in North Baddesley, Southampton.

Botley Road (south) provides direct access to the bottom of the M3, alternatively to the west the A27 provides access via the A3057 to the M271 and J3 of the M27.

Southampton Science Park is located within 1.5 miles.





# **Further Details**

#### Description

Roman House is a two storey purpose built office building currently configured with with lab space at ground and offices at first floor level.

This detached building sits on a large site with a significant amount of parking available, together with the ability to have additional on-site open storage.

The building comprises a mix of open plan areas and cellular offices. The ground floor has a main reception area and a separate loading area via a set of double loading doors

#### Terms

A new FRI lease direct form the landlord for a term to be agreed

#### Viewings

Strictly by appointment through the sole agent.

### Legal Costs

Each party to be responsible for their own legal costs.

### VAT

All prices, premiums and rents, etc. are quoted exclusive of VAT.

#### AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

#### **Property Measurement Standard**

All floor areas are approximate and measured to Gross Internal Area in accordance with the RICS Property Measurement (2nd edition) incorporating RICS Code of Measuring Practice (6th edition).



## **Enquiries & Viewings**



Nik Cox ncox@vailwilliams.com 07870 557410



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