








32 Claylands Road, Bishops Waltham
Southampton SO32 1BH
TO LET | 187.66 sq. m. (2,020 sq. ft.)





Summary

-  Total GIA 187.66 sq.m (2,020 sq.ft)
-  Ground floor industrial / warehouse
-  First floor office
-  5 x allocated car parking spaces + small yard
-  Centrally located close to amenities

Description

The property comprise a semi-detached steel portal frame industrial unit with first floor offices. The unit is accessible by way of two full height up and over loading doors and pedestrian door. Externally is allocated parking as well as a yard area to the side of the property. The site benefits from a secure communal palisade gate.

Rent

£24,240 per annum exclusive of rates, VAT & all other outgoings.

Tenure

Available by way of a new full repairing and insuring lease outside of the Landlord and Tenant Act 1954, Part II.

Rateable Value

Workshops and Premises £19,000.

Source: www.tax.service.gov.uk/business-rates-find/search

Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring practice (6th Edition) to GIA as follows:

Floor	Sq. m	Sq. ft
Ground Floor	148.46	1,598
First Floor Offices	39.20	422
Total:	187.66	2,020

EPC Rating

Rating - C64

Location

Bishop's Waltham is an historic market town in Hampshire located 12 miles south east of Winchester and 8 miles north of Fareham. Claylands Road is located off the main B2177 Winchester Road.

VAT

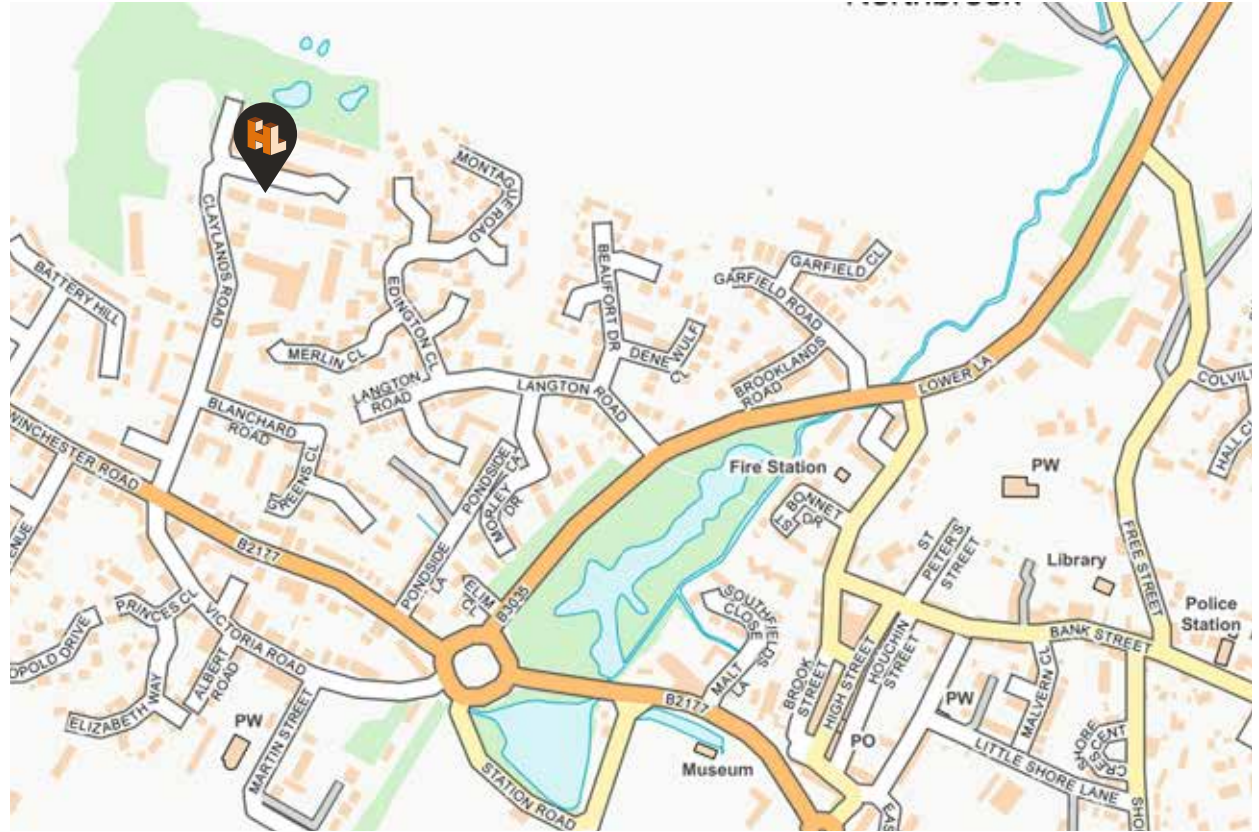
Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves. The property is VAT elected.

Viewing

Strictly by appointment with the sole agents Hellier Langston.

Code of Leasing Business Premises

In England and Wales the Code for Leasing Business Premises, 1st edition, strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.



Schedule an appointment

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