











2 Long Barn, Wangfield Lane
Curdrige, Southampton SO32 2DA

TO LET | 111.2 sq. m. (1,198 sq. ft.)





Summary

-  111.2 sq. m. (1,198 sq. ft.)
-  Ground source heat pump
-  Converted office building
-  10 parking spaces (ratio 1:119 sq.ft)
-  Gated entrance with intercom system
-  New lease
-  Close proximity to Botley Train Station
-  £20,275 per annum

Description

The office forms part of a converted poultry farm unit now comprising a high quality semi-rural business park. The property is accessed via double door canopy entrance leading into main open plan area with 3 separate private office / meeting rooms plus kitchen and WC. Externally are 10 allocated parking spaces.

The site is accessed via an communal electric gate with intercom system linked to each property within the business park providing the ability to speak to visitors and control access.

Rent

£20, 275 per annum exclusive of rates, VAT & all other outgoings.

Accommodation

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

	Sq. m	Sq. ft
Ground Floor	111.2	1,198

EPC Rating

Rating - B32.

Location

Long Barn is located off Wangfield Lane and lies within the civil parish of Curdrige to the north east of the market village of Botley. Botley train station is less than a mile to the south and Junctions 7 and 8 of the M27 are both less than 3 miles distant.

VAT

All prices quoted are exclusive of VAT.

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.

Anti-Money Laundering

In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.



Schedule an appointment

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