








33 Claylands Road, Bishops Waltham
Southampton SO32 1BH
TO LET | 395.99 sq. m. (4,263 sq. ft.)





Summary

-  Total GIA 395.99 sq.m (4,263 sq.ft)
-  Industrial / Warehouse unit
-  Ground floor office and store mezzanine above
-  Car parking / yard
-  Centrally located close to amenities

Description

The property comprises a detached modern portal framed part blockwork and profile steel clad industrial unit built in circa 2000. The ground floor accommodates the warehouse/workshop space (racking to be removed) plus high quality office with meeting room, kitchen and WCs (two accessible from office, one from the warehouse). There is also a mezzanine store. The exclusive demise includes the parking forecourt / yard area plus half of the land to the side in between Units 32 & 33. Access to the site is via a communal palisade gate.

Rent

£43,000 per annum exclusive of rates, VAT & all other outgoings.

Tenure

Available by way of a new full repairing and insuring lease.

Rateable Value

Warehouse and premises £37,000.

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	298.83	3,217
Mezzanine	97.16	1,046
Total:	395.99	4,263

EPC Rating

Rating - C59

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

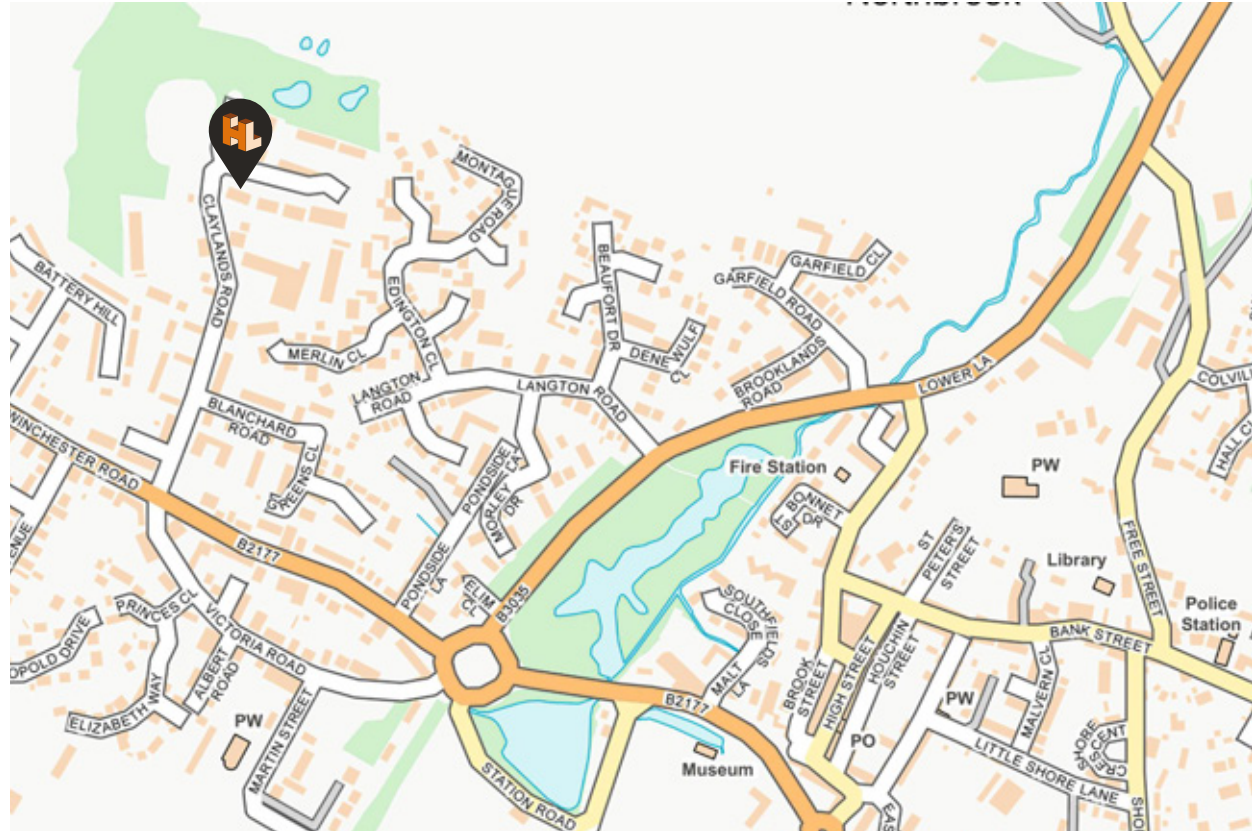
Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves. The property is VAT elected.

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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