








11 Mill Court, The Sawmills,
Durley, Southampton SO32 2EJ
FOR SALE/TO LET | 153.49 sq. m. (1,651 sq. ft.)



Summary

-  153.49 sq. m. (1,651 sq. ft.)
-  Cat 5e cabling installed
-  Comfort cooling and heating
-  5 car parking spaces (located immediately in front of building)
-  Accessible to J7 M27

Description

The property is of brick elevations beneath a pitched slate roof with balcony to the first floor and benefits from being positioned centrally within the development.

The accommodation is arranged over two floors offering modern office space with comfort cooling and heating, LED lighting and perimeter trunking with CAT 5 cabling. Glazed partitioning is installed within both floors providing dedicated meeting rooms / private offices. The premises has 5 allocated parking spaces as well as some unrestricted on road parking in the area.

- End of terrace
- Accessible to J7 M27
- Double glazed windows
- Male and female WC facilities
- 5 allocated parking spaces
- Ground and first floor offices
- Comfort cooling and heating.

Accommodation

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

Floor	Sq. m	Sq. ft
Ground	90.48	973
First	63.01	678
TOTAL	153.49	1,651

Rent

Available by way of a new full repairing and insuring lease. at a rent of £26,400 per annum exclusive of rates, VAT & all other outgoings for the whole.

Price

The property is available at an asking price of £350,000 for the freehold interest with vacant possession on completion, subject to contract.

Rateable Value

The premises are assessed Offices and premises with a 2023 Rateable Value of £23,250.

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

Service Charge

A service charge is levied to cover communal costs for the office park.

EPC Rating

Commissioned (previous EPC rating - C)

VAT

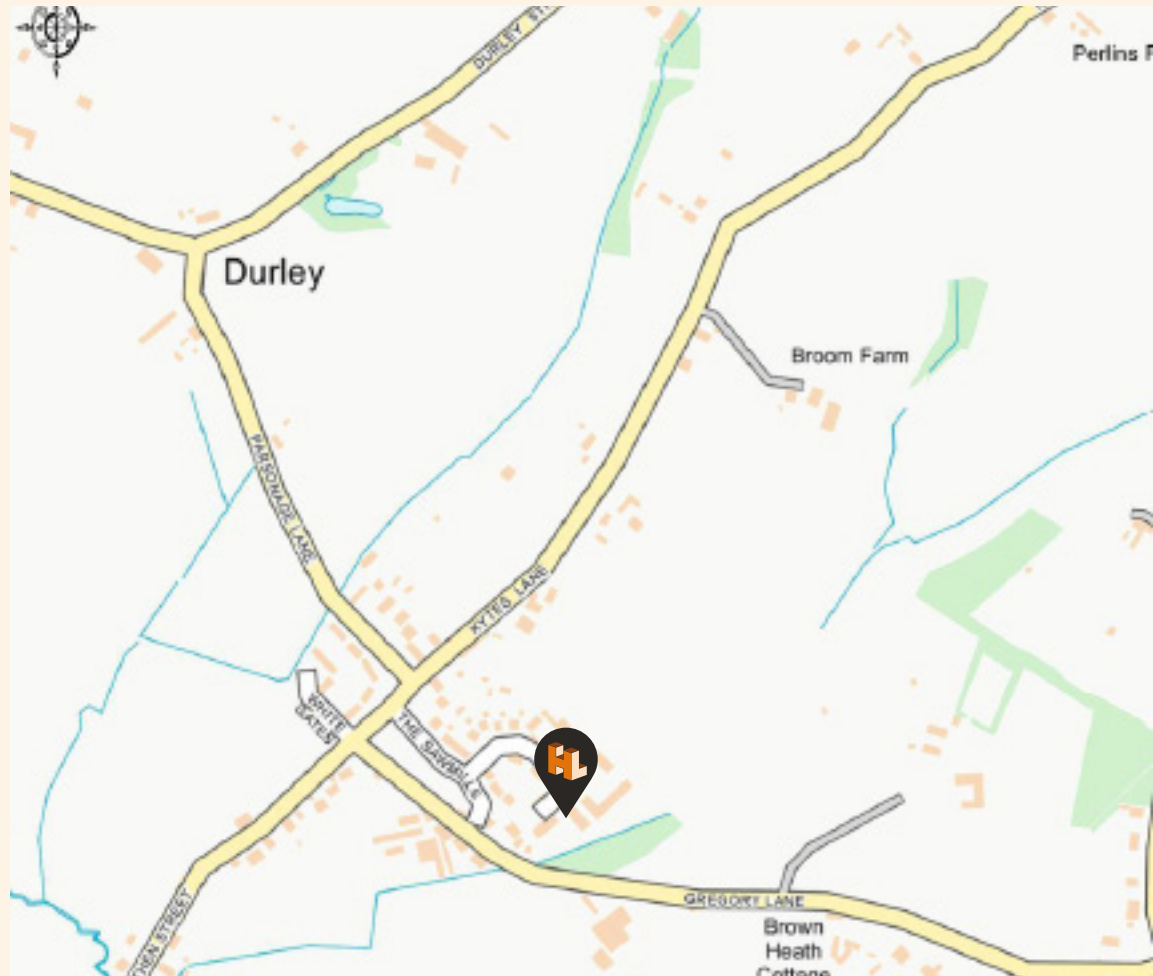
Unless otherwise stated terms are strictly exclusive of Value Added Tax.

AML

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.

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.





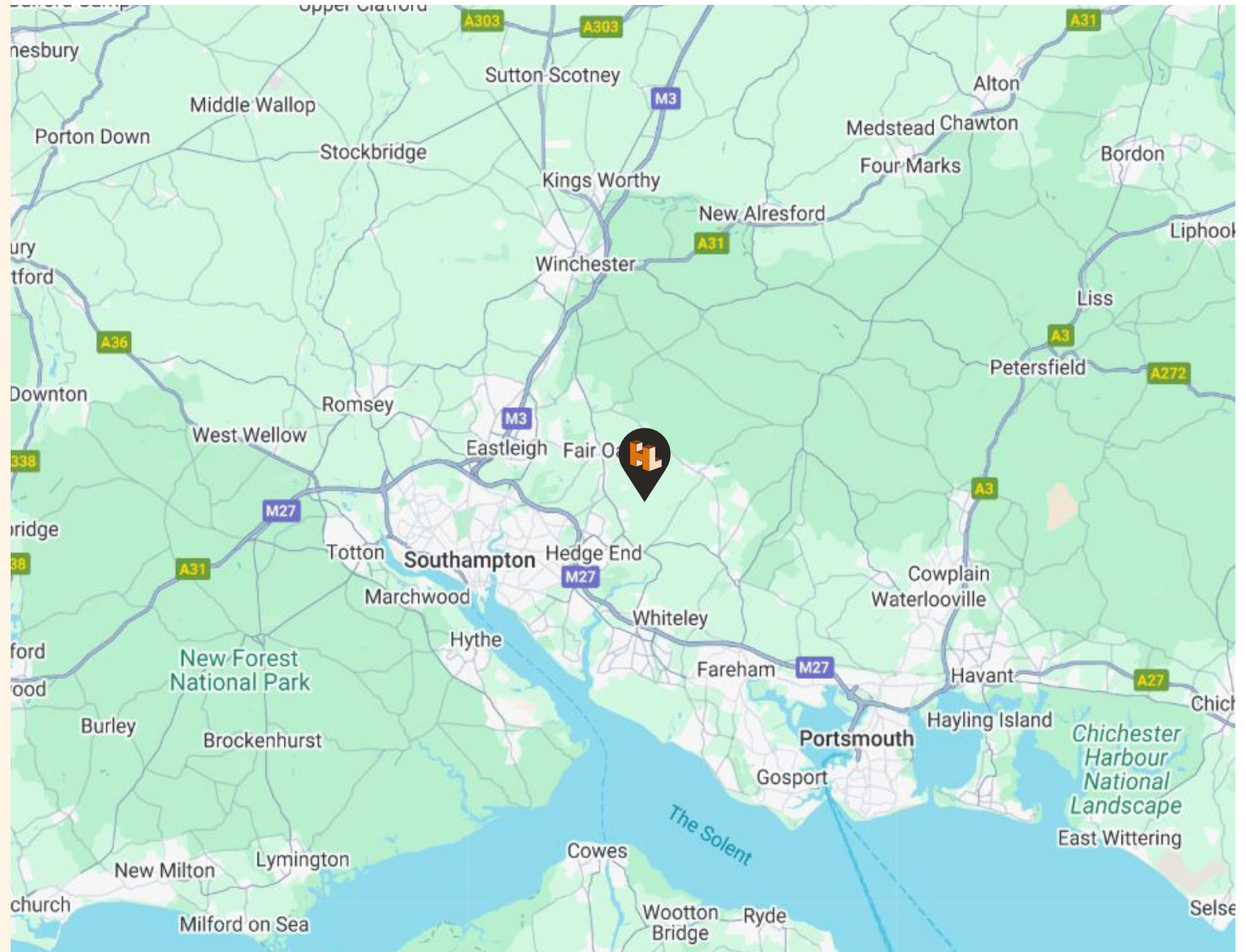
Location

Mill Court Business Park offers modern, self-contained, barn style offices accessed from Parsonage Lane with allocated parking and landscaped surroundings in a rural setting. Bishop's Waltham is located approximately 2 miles to the east and provides local amenities.

Durley is located approximately 3 miles from J7 of the M27 providing easy access to Portsmouth, Southampton and the M3 London motorway.

Viewing

Strictly by appointment with the sole agents Hellier Langston.



Schedule an appointment

www.hlp.co.uk

T: 01329 220 111

E: fareham@hlp.co.uk

Contact our agency team

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