



## OFFICE WITH PARKING

Unit 1, Byngs Business Park, Soake Road, Denmead, Waterlooville, PO7 6QX



### TO LET

Independent Office Suites  
Edge of Town Location, Car Parking  
1,106 sq ft



## Description

Byngs Business Park is a small business park which accommodates a number of business occupiers. The office is a stand alone building at the front of the site with prominence to Soake Road. There are four car parking spaces (and further parking if double parked).

The office is arranged mostly over ground floor, accessed via a wide entrance hall. On the ground floor there are three offices, male and female WC's and a staff kitchen/ breakout area. The first floor provides further office space within the eaves of the building. There is ample storage within the building. The property could suit a variety of business or clinic occupiers.

The offices have gas central heating, some air conditioning, some led lighting, carpeted floors and ample electrical sockets.

Available Accommodation		Rent £ Per Annum
Ground Floor Office	700 sq ft	£18,000
First Floor Office	406 sq ft	

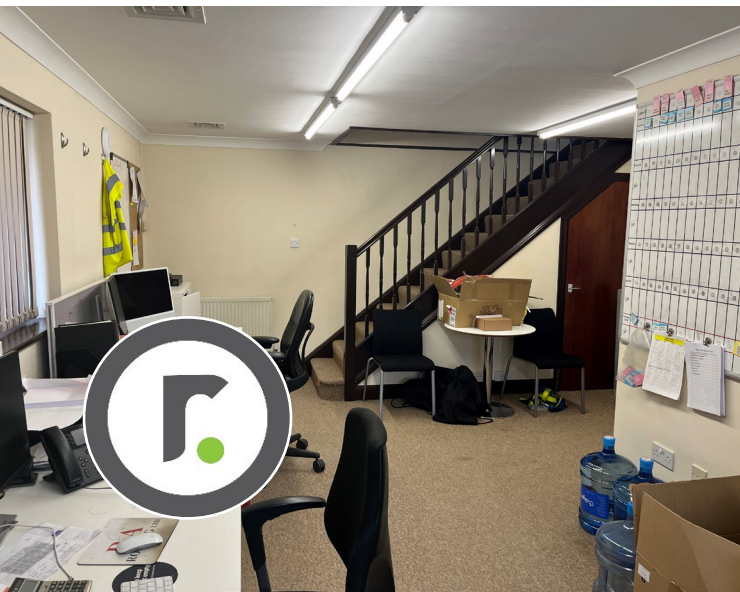


### Features

- Gas Central Heating
- Air conditioning
- Ample parking spaces
- Out of Town Location
- LED lighting
- Mixed use site, suitable for a variety of occupiers









Location

Byngs Business Park is located off the B2150 Hambledon Road between Denmead and Waterlooville. The unit is accessed via Soake Road. There are four car parking spaces at the front of the property. The property is visible from the roadside and can be located by using What Three Words as follows:-

Offices ///campers.lollipop.follow

Terms

The offices are available on new fully repairing and insuring lease.

VAT

We understand that VAT is payable.

Destinations	Miles
J3, A3M	2.3
Denmead	1.0
Waterlooville	2.3
A27	4.4
Portsmouth City Centre	6.6

EPC

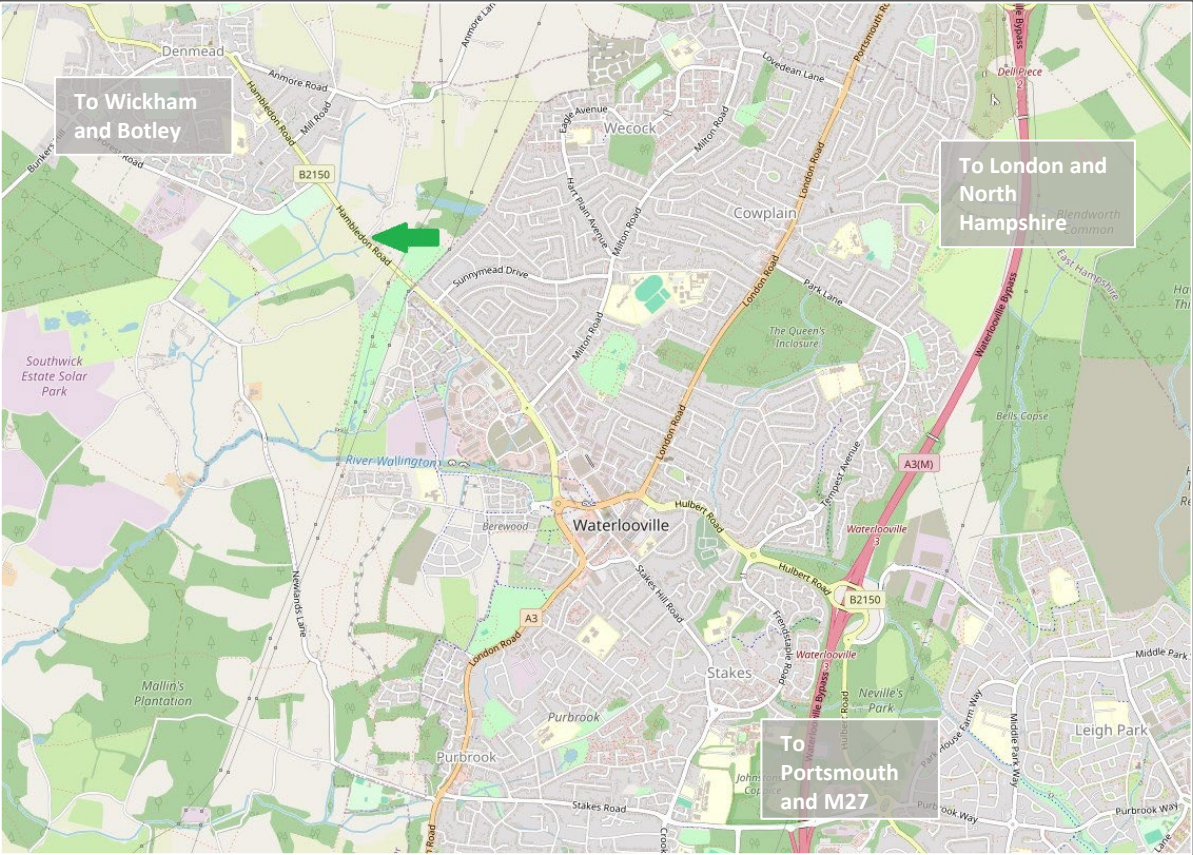
Current valid EPC's are available on request.

Legal Costs

Each Party to be responsible for their own legal costs.

Business Rates

The rateable value is £17,000 all parties should make their own enquiries of the valuation office agency <https://www.tax.service.gov.uk/business-rates-find/search>.



VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

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