2 Yeoman Business Park

Test Lane, Nursling, Southampton, SO16 9JX

FOR SALE / TO LET

Self-Contained Office

Good Parking Ratio

Close to M27

3,792 sq ft (352.27 sq m)

Description

2 Yeoman Business Park is a two storey office building with good on site parking. The office premises are located close to the Nursling Industrial Estate and benefit from excellent access to the M271 and M27 Motorways. The suites are arranged as a combination of open plan and private office space, over ground and first floor. There is a generous, modern staff break out space/ kitchen on the first floor and further tea making point on the ground floor.

The offices which have been designed to a high specification, benefit from air conditioning/ fresh air system, perimeter trunking, double glazed windows, suspended ceilings, LED lighting and a door entry system. There are 16 dedicated car parking spaces. There are male, female and disabled WC's and a shower room.

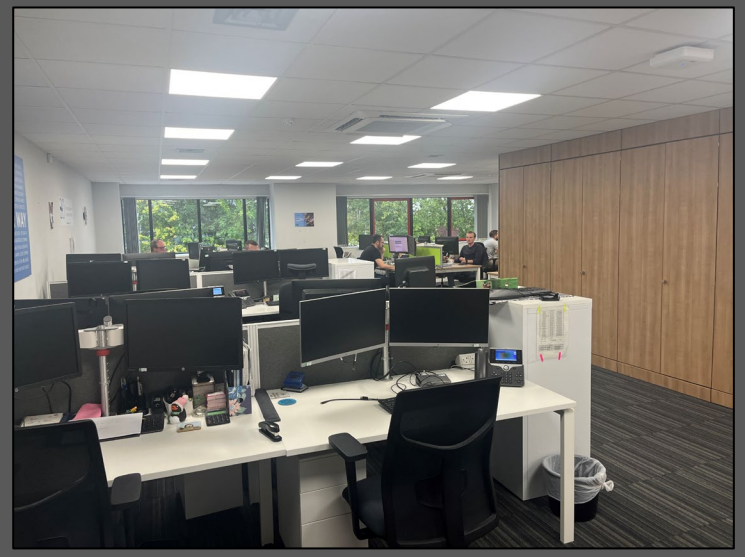
Specification

- Modern Open Plan Offices
- Self Contained
- Air Conditioned
- High Speed Broadband
- Kitchen Facilities
- Allocated Parking
- EPC Rating – B 40
- Business Rates – The rateable value is £37,000. Interested parties should make their own enquiries at the Valuation Office Agency

Floor Area	Sq Ft	Sq M
Ground Floor	1,870	173.70
First Floor	1,922	178.57
Total Floor Area IPMS3 (NIA)	**3,792**	**352.27**

Ground Floor Offices, Meeting Rooms and Reception

First Floor Offices and Break Out Space



Location

Yeoman Business Park is located just off Test Lane, immediately to the south of Nursling Industrial Estate, one of the major distribution estates in the area. The property has an excellent access to the M271 which links to the M27 approximately one mile to the north. Southampton City Centre is approximately 6 miles to the east.

Destinations	Miles
Southampton International Airport	7.3
Southampton Airport Parkway	7.1
Junction 3, M27	1.5
Junction 14, M3	4.5
Southampton City Centre	4.4

Terms

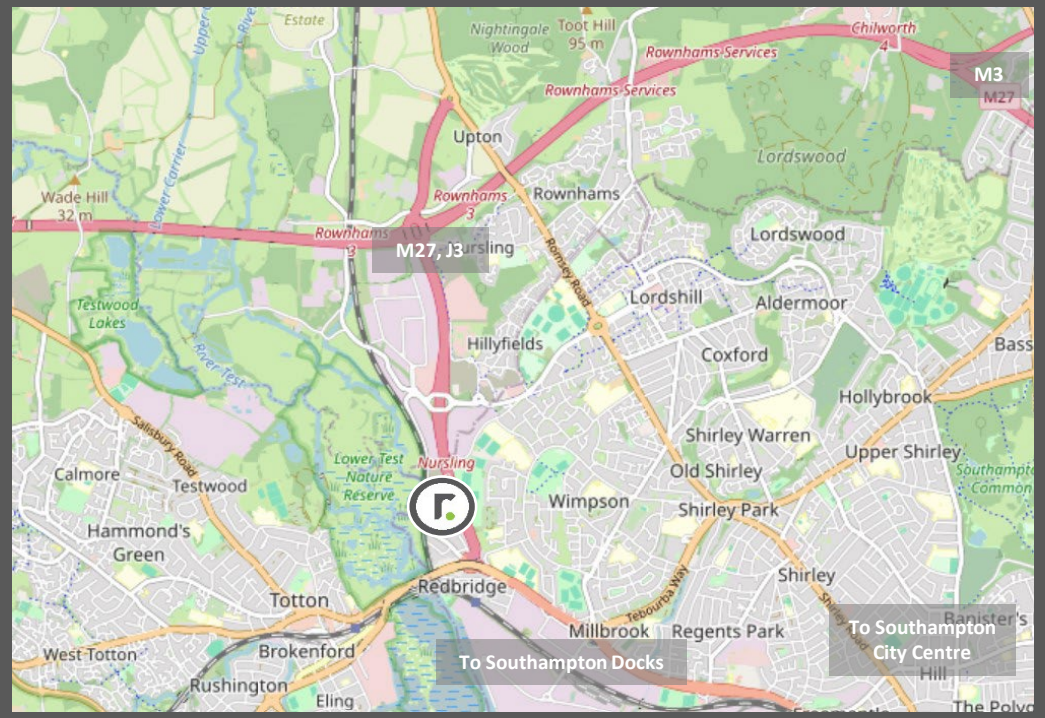
The freehold is available for £675, 000. The property is available on a new fully repairing and insuring lease for an initial rent of £57,000 per annum exclusive.

VAT

VAT is not applicable

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.



3 Yeoman Business Park, Test Lane, Nursling, Southampton **SAT NAV: SO51 9AQ**

VIEWING AND FURTHER INFORMATION
Viewing strictly by prior appointment

Lauren Udall
Realest
07799 623239
lauren.udall@realest.uk.com

realest
023 8202 3999
realest.uk.com

Realest give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken – some of the images are archive taken prior to previous occupation.