FIRST FLOOR SEMI RURAL OFFICES

Shedfield Equestrian Centre, Southampton, SO32 2HN

TO LET

Four, First Floor, New Build Office Suites
Semi Rural Location, Excellent Car Parking
936 sq ft to 2,051 sq ft

Description

Shedfield Equestrian Centre is a semi rural business location. The centre is home to a number of equestrian, retail, industrial and office occupiers. The available accommodation includes an industrial unit with its own yard and four first floor office suites in a modern building which accommodates an equestrian shop on the ground floor. There is ample car parking available.

The office suites have air conditioning, led lighting, carpeted floors and skirting trunking. There are shared facilities

The accommodation sizes start from 936 sq ft. Overall availability is as follows:-

Available Accommodation		Rent £ Per Annum
Offices First floor, new build office suites. Suites could be combined to provide larger accommodation. The offices benefit from air conditioning, led lighting, carpeted floors and skirting trunking. The offices are accessed via an internal dedicated stair case.	**Office 1 936 sq ft** **Office 3 1,115 sq ft**	**£12,000** **£12,000**

Features

- 3 phase power
- Air conditioning
- Ample parking spaces
- Semi Rural location
- LED lighting
- Mixed use site, suitable for a variety of occupiers

Car Park

Location

Shedfield Equestrian Centre is located off the A334 Wickham Road between Botley and Wickham. From the South bound carriageway there are two entrances, one to the offices and one to the industrial building and yard. Both properties are visible from the roadside and can be located by using What Three Words as follows:-

Offices ///width.cracks.formally

Destinations	Miles
J9, M27	6.0
J8, M27	6.0
Wickham	1.5
Botley	3.6
Southampton City Centre	11.0
Portsmouth City Centre	12.7

Terms

The offices and industrial units are available either on yearly licences on new FRI leases at terms to be agreed.

VAT

We understand that VAT is payable.

EPC

Current valid EPC's are available on request.

Parking

Ample Car Parking.

Legal Costs

Each Party to be responsible for their own legal costs.

Business Rates

All enquiries to the valuation office at Winchester City Council.

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

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