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TO LET

1,724 sq ft

Business Park offices

Chancery House
Premier Way, Abbey Park
Romsey
Hampshire
SO51 9DQ



- **Only £15,000 pa in Year 1**
- **Excellent access to M27**
- **Modern Open Plan Office with parking**

Location

In a prominent position close to the entrance to the Abbey Park Industrial Estate.

Nearby Romsey offers a vibrant and thriving town centre with a wide range of businesses and amenities.

Description

A ground floor suite of offices accessed via a secure shared reception. Presently arranged with some modern glazed demountable partitions

Air conditioning, raised floors and perimeter trunking, LED lighting, carpets, 6 car spaces.

Accommodation

Ground floor

Offices ……1,724 sq ft

TOTAL ……1,724 sq ft (160.16 sq m)

All floor areas referred to are net internal approximate.

Features

- WCs off reception hall
- Air conditioning
- Kitchenette in the suite
- Raised floors
- 6 car spaces
- LED lighting



Rateable Value

Source www.voa.gov.uk
Rateable Value – £tbc
To be checked by the ingoing occupier.

Lease

Available on a new lease, terms to be agreed.
Full repairing and insuring basis.

Service charge

A service charge is payable for shared facilities and management of the offices

Rent

£15,000 pa exclusive in Year 1. Then a stepped increase to £28,500 pa in Year 3

EPC

The EPC rating is B46

A copy of the EPC report is available upon request

Further information

Contact the agents Holt Consult

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info@holtconsult.co.uk

Date 291026v4

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MISREPRESENTATION ACT 1967: Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee it's accuracy, nor is it intended to form part of any contract. All areas quoted are approximate.

FINANCE ACT 1989: Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.

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