To Let

- Secure Modern Headquarters Building
- 18 Car Parking Spaces
- Air Conditioning
- Fully Furnished
- Woodland Views

Keygrove
www.keygrove.com
023 8063 5333

Attractive First Floor Office with Exceptional Car Parking

2,820 sq ft (261.98 sq m)

Part First Floor Vadatech House, Hounsdown Business Park, Bulls Copse Road, Totton, Southampton, Hampshire, SO40 9LR

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Description

This is an attractive, first floor office in a modern headquarters office building. The space comprises a large open plan office, large meeting room and a small private office. The office can be provided fully furnished.

The office benefits from LED lighting, a lift, air conditioning, raised access flooring, a shower room and an excellent external security system.

There are 18 car parking spaces and a large kitchen & breakout space. There are male & female WCs and a disabled access WC.

Accommodation

Floor	Area (sq ft)	Area (sq m)
Total	**2,820**	**261.98**

Energy Performance Certificate

EPC rating B31. A copy of the EPC is available on request.

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Terms

The premises are available on a new full repairing and insuring lease at an initial rent of £45,000 per annum exclusive.

Service Charge

There is a service charge payable in respect of this property. Further information is available on request.

Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £48,000. The current Small Business Rates multiplier is 43.2p. Interested parties are advised to make their own enquiries with the Valuation Office Agency to verify this information and confirm their business rates liability.

VAT

We are advised that VAT will be payable.

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Location

Hounsdown Business Park is located on the A326 Totton Western By-Pass approximately 6 miles west of Southampton City Centre, 3 miles from Southampton Docks and 4 miles from the M27 Junction 2. Occupiers include Garmin, Amazon & Meridien Modena Ferrari.

For all enquiries:

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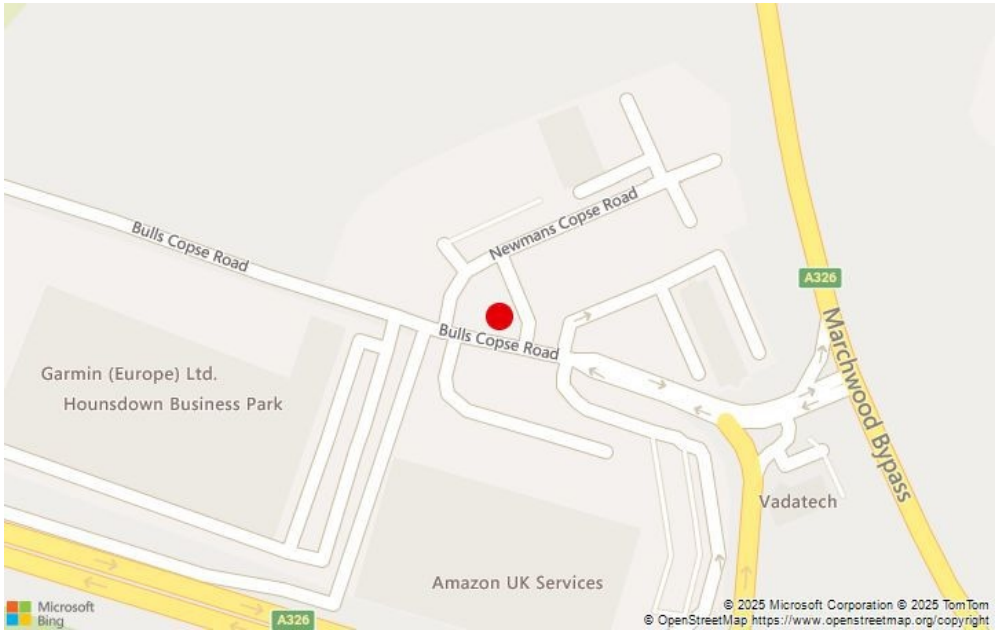
Map



Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors. Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its 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 Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transactions. The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100064761

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