To Let

- 15 marked car parking spaces
- To be refurbished
- 3 phase power supply
- Suitable for variety of uses - subject to planning
- Eligible for business rates relief

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Business Premises with Substantial Hardstanding / Parking
823 - 5,750 sq ft (76.46 - 534.17 sq m)

Former DVSA Test Centre, Forest Hills Drive, Southampton, Hampshire, SO18 2FY

Former DVSA Test Centre, Forest Hills Drive, Southampton, Hampshire, SO18 2FY

Description

The property comprises a commercial premises providing approximately 823 sq ft of office accommodation on a 5,750 sq ft site. The property is available as a single self-contained site.

The property benefits from a generous hardstanding area, currently laid out as 15 car parking spaces behind a secure barrier, with two points of access. The external area could be further secured and may also suit occupiers requiring yard / storage space (STPP).

The building has fluorescent strip lighting, a three-phase power supply and wall mounted electric heaters. The landlord is willing to undertake a light refurbishment of the building, subject to agreed lease terms. There are 4 WCs and kitchenette facilities.

The premises are considered suitable (STPP) for a variety of uses including office, clinic, education, place of worship, contractor depot, car sales or other business uses.

Accommodation (Approximate NIA)

Floor	Area (sq ft)	Area (sq m)
Office	823	76.46
Hard Standing	4,927	457.72
Total	**5,750**	**534.17**

Energy Performance Certificate

EPC rating E115. 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 £19,000 per annum exclusive.

Rates

We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £13,000. The current Small Business Rates multiplier is 43.2p.

We recommend that prospective tenants or purchasers verify this with the Valuation Office.

VAT

We are advised that VAT will not be payable.

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Location

The property is situated on Forest Hills Drive in the Townhill Park area of Southampton, approximately 3 miles north-east of Southampton city centre. The surrounding area is predominantly residential, with a range of local amenities nearby and convenient access to the wider road network.

Nearby occupiers comprise a mixture of local businesses, community facilities and neighbourhood retail provision.

For all enquiries:

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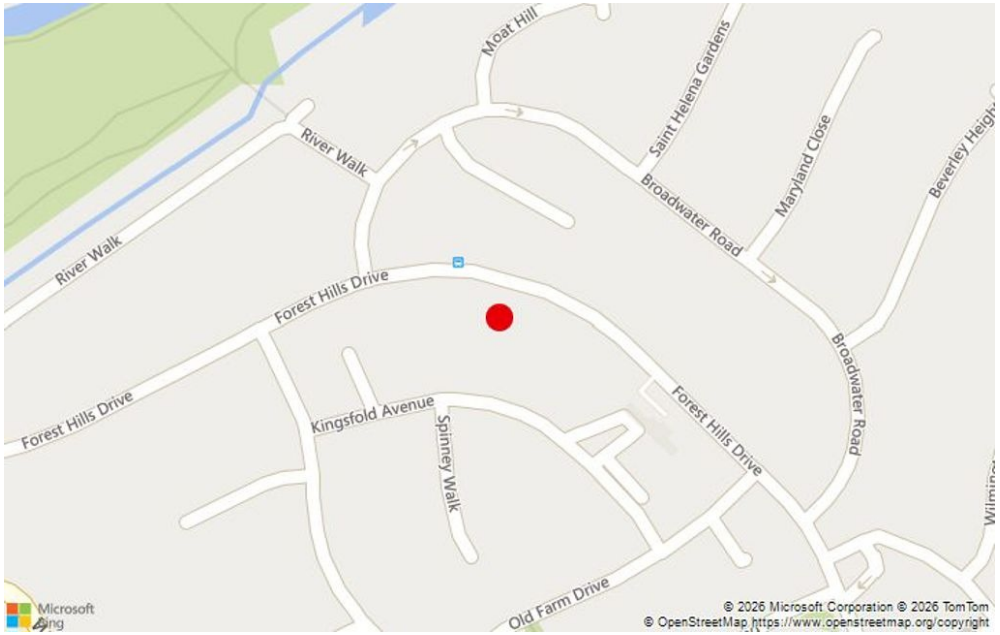
Map



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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