To Let

- Ample car parking
- Small first-floor office and larger second-floor suite available
- Good access to M27
- Rent inclusive of utilities and business rates

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Offices in Attractive Listed Building

459 - 1,580 sq ft (42.64 - 146.78 sq m)

Testwood House, Testwood Park, Salisbury Road, Calmore, Southampton, Hampshire, SO40 2RW

Testwood House, Testwood Park, Salisbury Road, Calmore,
Southampton, Hampshire, SO40 2RW

Description

The property comprises an attractive listed building on a secure site with access control, combining modern office facilities with attractive original period features. The advertised rent includes all utilities and business rates, with no additional service charge payable.

A small first-floor office and a larger office suite comprising the entire second floor are available to let. The second floor provides a mixture of open-plan office space, individual offices and meeting rooms.

The offices benefit from good levels of natural light, central heating, a mixture of LED and fluorescent lighting, raised access flooring and skirting trunking in parts.

There are shared WC and kitchen facilities. There is ample car parking on site.

Accommodation (Approximate NIA)

Floor	Area (sq ft)	Area (sq m)
1st Floor Office	**459**	**42.64**
2nd Floor Offices	**1,121**	**104.14**
Total	**1,580**	**146.78**

Energy Performance Certificate

This property is a listed building. No EPC is required.

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Terms

The 1st floor suite is available on a new internal repairing lease at an initial rent of £8,200 per annum, inclusive of utilities and business rates.

The 2nd floor suite is available on a new internal repairing lease at an initial rent of £18,000 per annum, inclusive of utilities and business rates.

Service Charge

The service charge is included in the rent. Tenants will be responsible for their own broadband and cleaning costs.

Rates

Business rates are included in the rent.

VAT

We are advised that VAT will be payable.

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Location

Testwood Park has excellent road connections and is located on the A36 Salisbury Road, less than 1.5 miles from Junction 2 of the M27 to the west of Southampton. Rail services to London Waterloo and other national destinations are available from Totton and Southampton Railway Stations.

For all enquiries:

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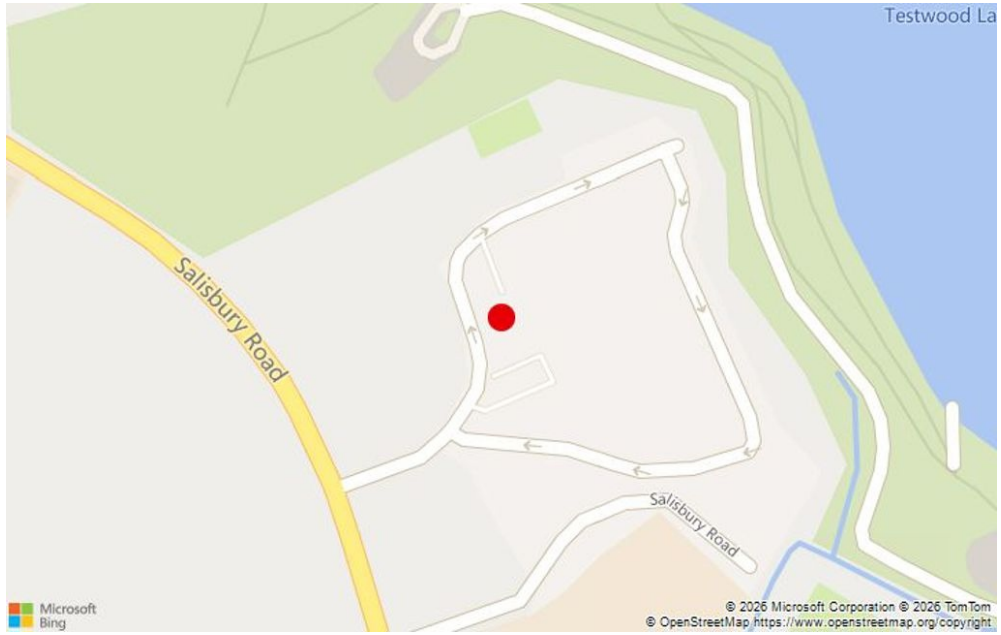
Map



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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