

To Let

Office Premises

Modern Office Property

Abbey House, Abbey Park Industrial Estate, Premier Way, Romsey, SO51 9AQ



- 2,476 Sq Ft (230.0 Sq M)
- Self-Contained Offices With Parking
- Modern Open Plan Offices
- Air Conditioned

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Location

Abbey House is located in the centre of the Abbey Park Industrial Estate along the arterial Premier Way.

Abbey Park Industrial Estate is located to the south of Romsey and is easily accessed via the A27 and A3057 to join the M27 at Junction 3 approximately 3.4 miles to the south. Romsey mainline railway station is approximately 2.2 miles to the west and provides services to Southampton and Bristol.

Description

Abbey House is a two storey office building with part modern clad elevations. The office premises are centrally located within a small office development, providing on site car parking spaces with additional spaces along the perimeter and adjacent street parking.

Accommodation

The first floor office suite offers predominantly open plan accommodation with WC facilities. The premises benefit from air conditioning, high speed broadband and self-contained kitchen facilities.

Floors	SQ FT	SQ M
First Floor	2,476	230.0

Features

- Modern Open Plan Offices
- Self Contained
- Air Conditioned
- Allocated Parking

Rent

£42,500 exclusive of rates, service charge and VAT.

Legal Costs and VAT

Each party to responsible for their own legal costs incurred in any transaction. All prices quoted may be subject to VAT provisions.

Business Rates

2019 Rateable Value - £27,500

Rating Assessment Source – www.voa.gov.uk

Uniform Business Rate is £0.491 (2019/20)

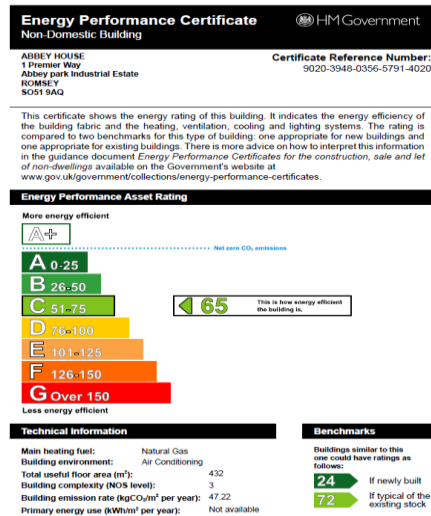
Any intending lessee must satisfy themselves as to the accuracy of this information.

Terms

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

Energy Performance Asset Rating

C65



VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment

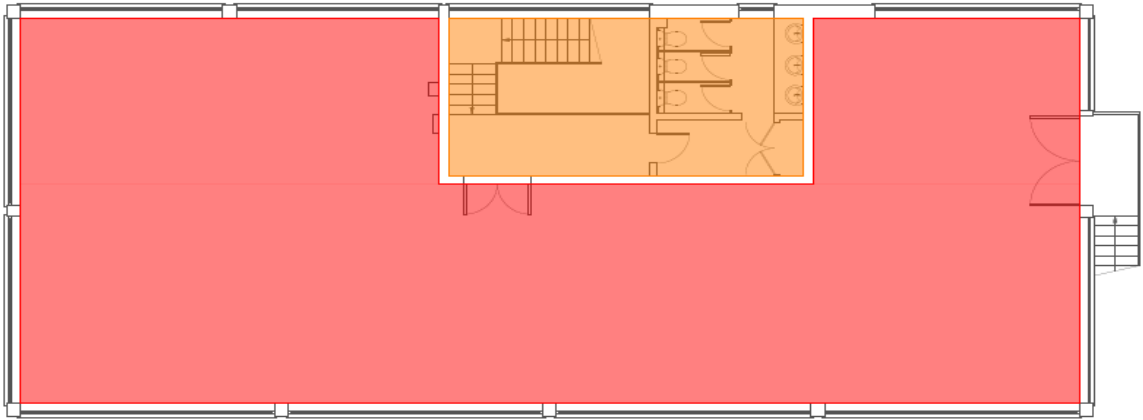
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2,476 ft² / 230.0 m²

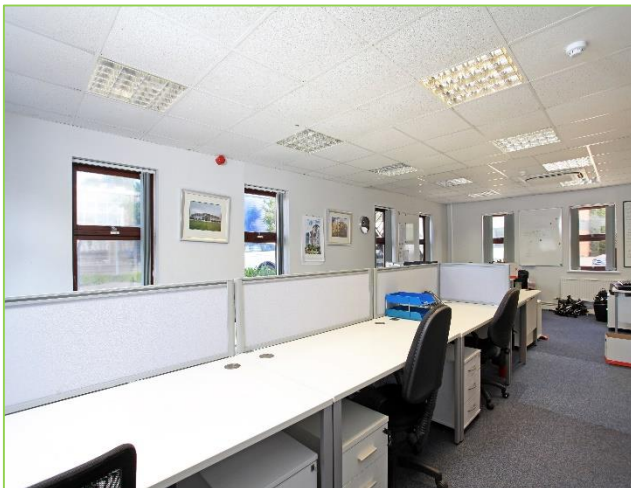
FIRST FLOOR PLAN
1:100



Ground Floor Entrance Reception



First Floor Offices



Ground Floor Offices



Aerial View (Source: Google Maps)

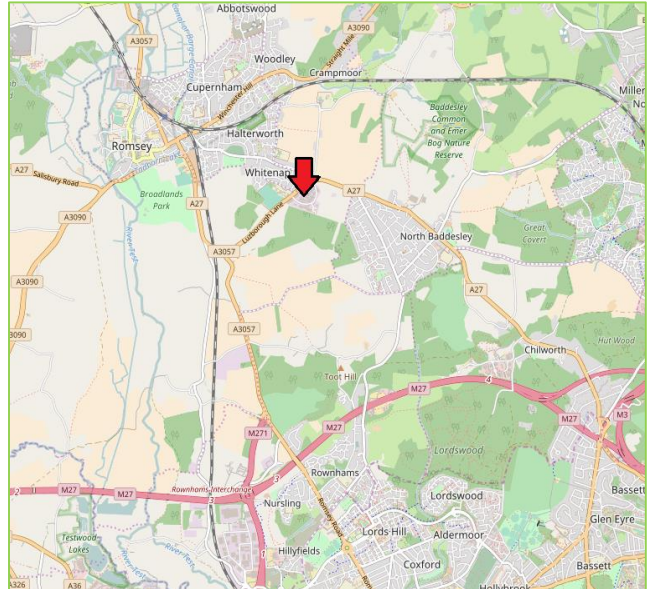
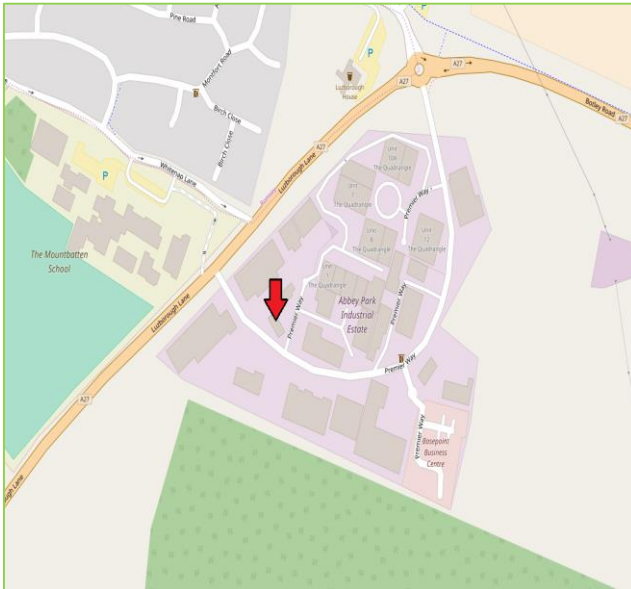
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Location



Location Plans (Source: © OpenStreetMap contributors)

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment with joint agents

Steven Williams
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Code of Practice

Realest supports the aims and objectives of the Code of Practice on Commercial leases in England & Wales and strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecodeew.co.uk.

Control of Asbestos at Work Regulations 2012 (CAW Regulations)

- 1) Realest makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- 1) Realest strongly recommends that prospective purchasers obtain advice from specialist environmental consultants if they have any concerns about asbestos related issues.

Subject to Contract

May 2019 – v3

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