



Primmer Olds B&A S

FOR SALE / TO LET

New High Quality Courtyard Office Development

SLEEPY HOLLOW BUSINESS PARK, AMPFIELD HILL, ROMSEY, HAMPSHIRE SO51 9BD

Key Features

- TO LET & FOR SALE
- Attractive semi-rural location
- Good distance to both M3 & M27
- Excellent working environment for staff
 - Allocated on site parking
 - Air Conditioning



Primmer Olds B&A S
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Enquiries: Call us on 023 8022 2292



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www.primmeroldsbas.co.uk

Sleepy Hollow Business Park, Ampfield Hill

DESCRIPTION

The property comprises a new high quality courtyard office development consisting of 5 individual 1.5 storey offices each self contained with own entrance and facilities set within landscaped grounds. The offices have been designed to be in-keeping with their surroundings but with a contemporary blend demonstrated by the feature gable end glazing and velux windows throughout providing excellent levels of natural light.

There is a good supply of parking with a maximum of 28 spaces allocated between all offices plus visitor spaces.

The office park is located on the north side of Ampfield Hill, Ampfield, approximately equidistant between Romsey, Winchester and Eastleigh. The M27 at J3 is 6 miles away and the M3 at J12 is 4.2 miles.

ACCOMMODATION

Floors Areas	Sq Ft	Sq M
Office 1	1,566	145.48
Office 2	1,736	161.27
Office 3	2,846	264.39
Office 4	1,949	181.06
Office 5	1,353	125.69
Total	9,450	877.9

Measured in accordance with the RICS Property Measurement 1st Edition incorporating The International Property Measuring Standards (IPMS 3)

PLANNING

Site granted planning permission for 'provision of 5 B1(a) office units, with associated parking, landscaping and sewage treatment plant' - Application No. 19/01708/FULLS dated 23rd September 2019

RATES

Rateable Value to be reassessed

Source - voa.gov.uk

The 2019/2020 small business multiplier is 0.491 (49.1 payable per £1). This determines what business rates are payable.

If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable.

All parties are advised to make their own enquiries for confirmation.

EPC

Asset Rating - TBC

TERMS

Available by way of a new full repairing and insuring leases for a term to be agreed. Rents listed below are exclusive of rates VAT (if applicable) and all other outgoings.

Also available to purchase the Freehold interest with vacant possession on completion. Prices are exclusive of VAT.

Office 1 - £29,750 pa / £391,500

Office 2 - £32,950 pa / £435,000

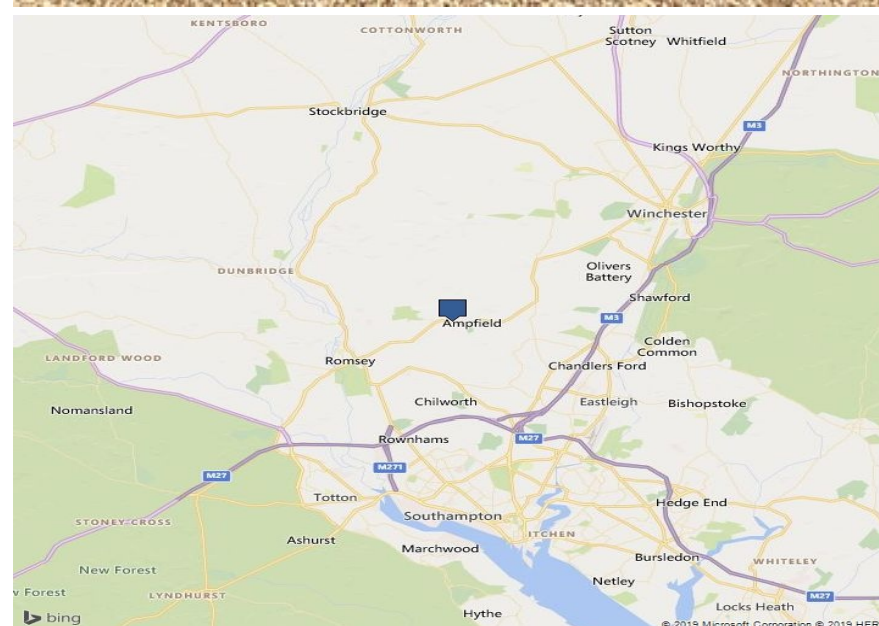
Office 3 - £54,000 pa / £711,500

Office 4 - £37,000 pa / £487,250

Office 5 - £25,700 pa / £338,250

Note: There is to be a service charge levied to cover communal costs

Note: It is understood VAT is payable on rents.

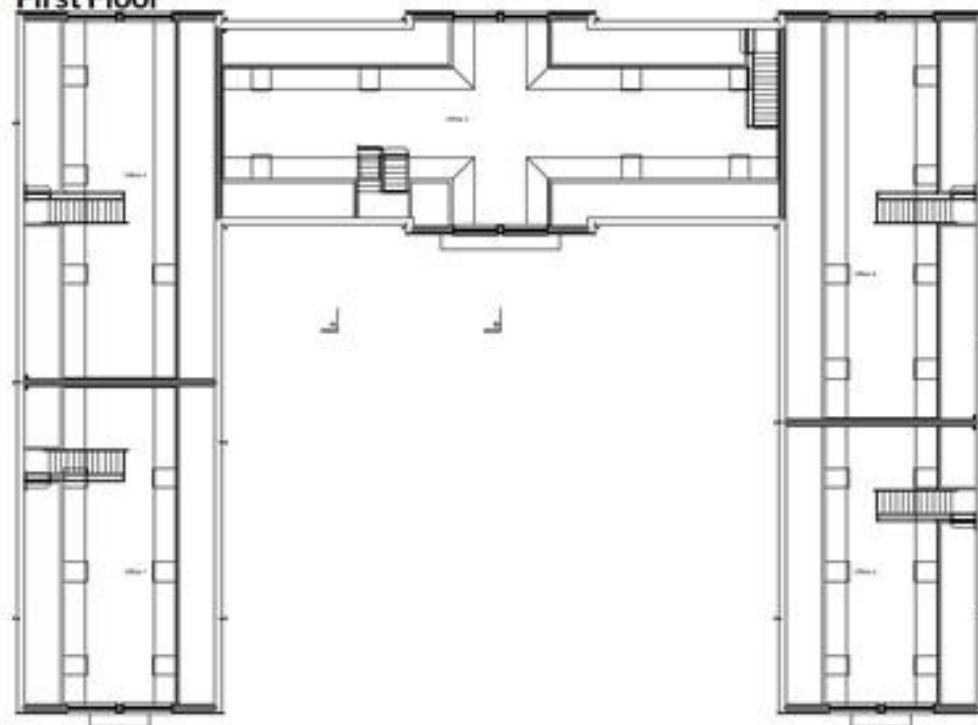


Sleepy Hollow Business Park, Ampfield Hill

Ground Floor



First Floor



For identification purposes only. Not to scale and not to be relied upon.

VIEWING & FURTHER INFORMATION: CALL 023 8022 2292



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Property Misdescriptions Act 1991 – Services & Planning. We have not tested any of the service installations including heating and lighting. Prospective purchasers or tenants should satisfy themselves independently that appropriate connections exist and as to the state and condition of such items. Any plans included in these particulars are provided only to indicate the general location of the property. Prospective purchases or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Misrepresentation Act 1967 – Whilst all the information in these particulars is believed to be correct neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. No representative of Primmer Olds B.A.S has any authority to make or give any representation or warranty whatsoever in relation to this property. 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.