

Primmer Olds B·A·S

# TO LET

## Office suite

CHASE MILL, WINCHESTER ROAD, BISHOPS WALTHAM, SO32 1AH

### KEY FEATURES

- 46.92 sq m (505 sq ft) - 172.55 sq m (1,857 sq ft)
- Ground and first floor office suites
  - Attractive office building
    - Parking available
    - Easy access to M27
- Available as a whole or individually
- Potential for Small Business Rates Relief (subject to eligibility)



Primmer Olds B·A·S  
61 Cromwell Road, Southampton,  
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Enquiries: Call us on 023 8022 2292



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[www.primmeroldsbas.co.uk](http://www.primmeroldsbas.co.uk)

# MACHINERY FLOOR & STONE FLOOR WEST

## DESCRIPTION

The offices form part of a historic working mill which has appeared on national television. The suites benefit from an attractive rural setting, landscaped gardens with mill stream and a large area for car parking.

Positioned on the B2177 (Winchester Road) close to centre of Bishops Waltham and approximately half a mile from Wickham. Conveniently located for junctions 7 and 8 of the M27. Fareham is within approximately five miles.

## ACCOMMODATION

Floor Areas	Sq Ft	Sq M	Rent
Machinery Floor East	505	46.92	£6,817.50
Machinery Floor West	675	62.71	£9,112.50
Stone Floor West	677	62.92	£8,450
Communal WCs			

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

Outside: Designated parking in car park located approximately 50 metres to the north.

## PLANNING

We understand the current permitted use to be B1 (a) Office. All parties are advised to make their own enquiries of the local authority for confirmation.

## RATES

Rateable Value\*

Stone Floor West	£7,300
Machinery Floor East	£5,200
Machinery Floor West	£7,200

Source – voa.gov.uk

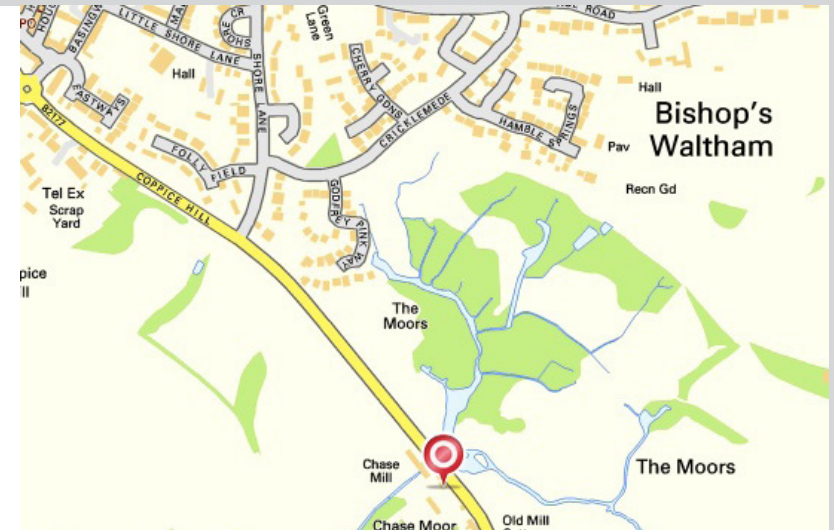
The 2018/2019 standard multiplier is 0.493 (49.3p payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries of the local authority for confirmation.

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

We advise all parties speak to the local authority in the first instance for confirmation.

## EPC

Stone floor West	E- 104
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## SERVICE CHARGE

There is a service charge levied to cover communal costs which includes building insurance, water consumption, garden maintenance, fire alarm service, health and safety and site management.

## TERMS

Available by way of a new lease on a short term basis exclusive of rates, VAT (if applicable) and all other outgoings.

**Note: We understand VAT is payable on rents and service charge.**



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 purchasers 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 (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT, in respect of any transaction.