



Primmer Olds B.A.S

TO LET

Modern offices with parking in heart of New Forest

OFFICE 1 BROCK HOUSE, GRIGG LANE, BROCKENHURST, HAMPSHIRE SO42 7RE

Key Features

- Office 1 - 148.40 sq.m (1,598 sq.ft)
 - Modern offices
 - Excellent parking
- Close proximity to Brockenhurst village centre
- Walking distance to Brockenhurst train station
 - New lease/s
- Office 1 can be taken in isolation or combined with Office 2 (openings already exist) to create larger office of 316.79 sq.m (3,410 sq.ft)



Primmer Olds B.A.S
61 Cromwell Road, Southampton,
Hampshire SO15 2JE
Enquiries: Call us on 023 8022 2292



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www.primmeroldsbas.co.uk

Office 1 Brock House, Grigg Lane

DESCRIPTION

The village of Brockenhurst is located in the heart of the New Forest approximately 12 miles to the south west of Southampton via the A35 and 4 miles to the south of Lyndhurst and four miles north of Lymington. The premises are located a short distance from Brockenhurst village centre set back from Grigg Lane by a private drive adjacent Brockenhurst Football Club sports ground. Brock House is a modern two storey purpose built detached office building. The whole building is arranged to comprise five self-contained suites of offices, two of which are available (Office 1 & 2). These can be let separately or combined. There are already existing opening between the 2 units. Unit 1 has the benefit of 5 allocated parking spaces.

ACCOMMODATION

Floors Areas	Sq Ft	Sq M
Office 1 Ground Floor	748	69.49
Office 1 First Floor	850	78.96
Total	1,598	148.45

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



PLANNING

Permitted use understood to be B1a (office). Scope for alternative uses subject to planning. Interested parties are advised to make their own enquiries.

RATES

Rateable Value to be reassessed
Source - voa.gov.uk
The 2018/2019 standard multiplier is 0.493 (49.3 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.

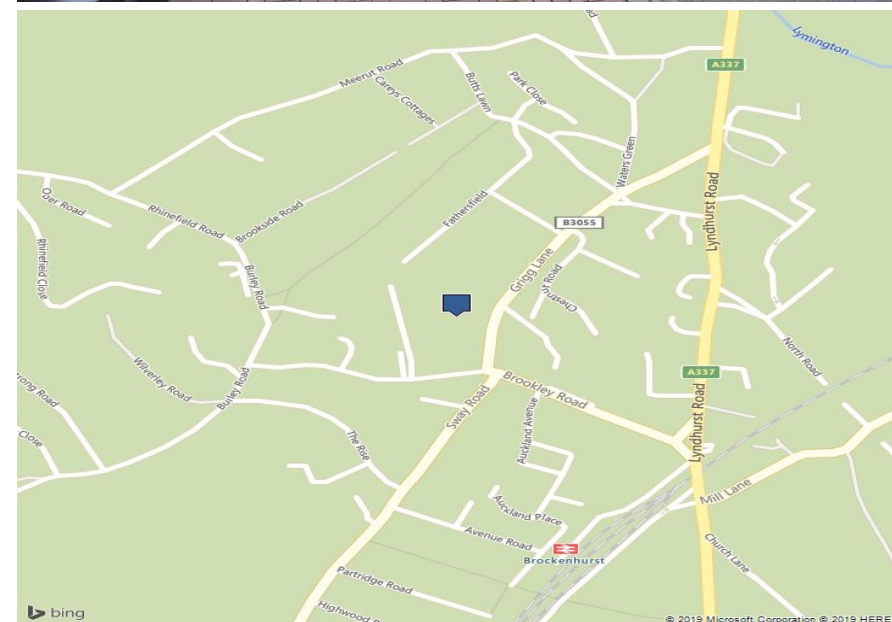
TERMS

Available by way of a new full repairing and insuring lease for a term to be agreed at £23,970 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Note: It is understood VAT is payable on rents.

EPC

Rating C-67



VIEWING & FURTHER INFORMATION: CALL 023 8022 2292



Mr Patrick Mattison
Director
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Roseanna Liddiard
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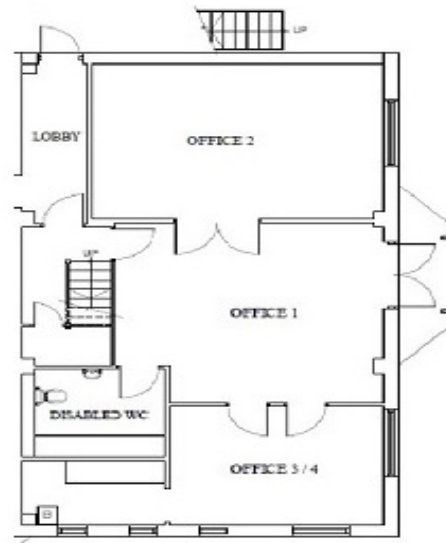


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Property Misdescriptions Act 1991 – Services & Planning. We have not tested any of the service installations including heating and lighting. Prospective purchasers or tenants should satisfy themselves independently that appropriate connections exist 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 (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in

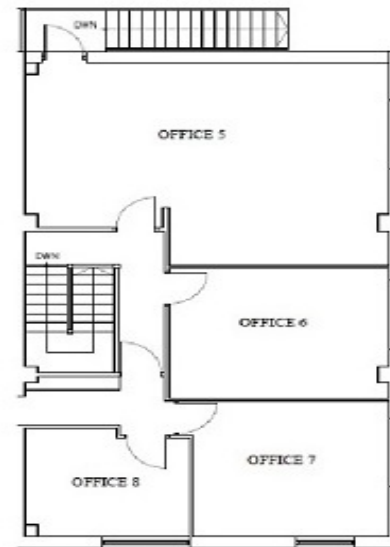
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Ground Floor



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

First Floor



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