



HELLIER
LANGSTON

Commercial Property Consultants

FOR SALE or TO LET

**Self contained open plan offices with parking
North and South Lodge, Carlton House, Ringwood Road,
Netley Marsh, Southampton SO40 7HT**



KEY FEATURES

Open plan offices in rural setting

Air Conditioned

Ample car parking

**Self-contained on a site of
0.91 Ha (2.25 Acres)**

779.17 sq m (8,387 sq ft)

Good motorway access

**Fitted meeting rooms and
kitchenette**

**Call us on: 02382 022 111
Visit: www.hlp.co.uk**

Hellier Langston

Enterprise House, Ocean Village
Southampton SO14 3XB

FOR SALE or TO LET

North and South Lodge, Carlton House, Ringwood Road, Netley Marsh, Southampton SO40 7HT



Call us on: 02382 022 111 Visit: www.hlp.co.uk

FOR SALE or TO LET

North and South Lodge, Carlton House, Ringwood Road, Netley Marsh, Southampton SO40 7HT

Description

The North and South Lodge buildings are converted single storey barn structures, with a lower ground/basement area located under the South Lodge. Internally, the space provides mainly open plan accommodation, with male and female WCs located adjacent to the main entrance.

Externally the premises benefit from ample car parking.

Accommodation

The property has been measured to Net Internal Area as follows:

Floor	sq m	sq ft
Ground Floor	589.43	6,345
Lower Ground Floor	189.74	2,042
Total	779.17	8,387

Total site area 0.92 Ha (2.27 Acres)

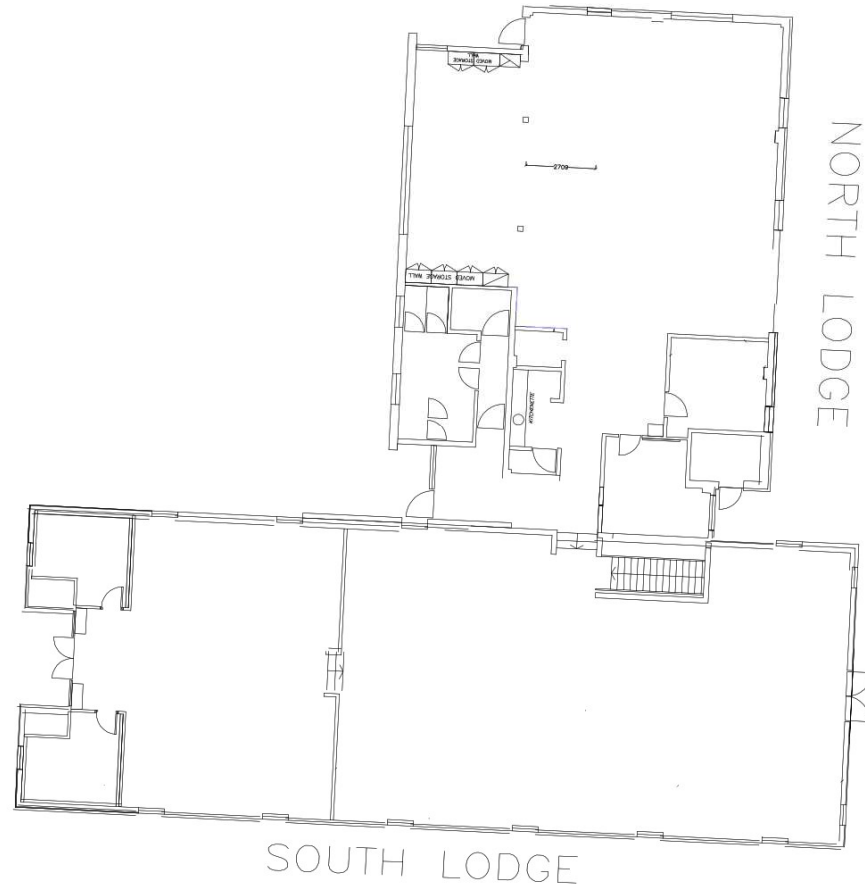
Terms

The premises are available by way of a new Full Repairing and Insuring lease for a term to be agreed

Alternatively the premises are available freehold, price on application.

Service Charge

An estate service charge will be payable for maintenance of the estate roads and car parking, along with landscaping. Further information available upon request



Call us on: 02382 022 111 Visit: www.hlp.co.uk

FOR SALE or TO LET

North and South Lodge, Carlton House, Ringwood Road, Netley Marsh, Southampton SO40 7HT

Exact boundary of site between North and South Lodge and The Studio building to be confirmed



Call us on: 02382 022 111 Visit: www.hlp.co.uk

FOR SALE or TO LET

North and South Lodge, Carlton House, Ringwood Road, Netley Marsh, Southampton SO40 7HT



Call us on: 02382 022 111 Visit: www.hlp.co.uk

FOR SALE or TO LET

North and South Lodge, Carlton House, Ringwood Road, Netley Marsh, Southampton SO40 7HT



Location

Carlton House is located just off the southern side of the A336 Ringwood Road to the west of Netley Marsh. The A336 links to the east onto the A326 Totton bypass, which in turn provides access to the M27 at Junction 2 (drive time of approximately 5 minutes). To the west, the A336 joins the A31 at Cadnam, and in turn joins the M27 at Junction 1, with a similar drive time of circa 5 minutes.

Southampton airport is just 11 miles and Bournemouth airport is only 21 miles away by road. Both airports offer flights to many European cities and resorts as well as internal flights to major UK cities.

The surrounding landscape is dominated by pasture and woodland, with small irregular field systems dating back to medieval times. The idyllic and ancient rural landscape of the area combined with excellent motorway access makes this an enviable office location.

Set within the New Forest National Park, and within the Forest North East Conservation area, Carlton House provides a truly unique working environment within this heavily protected area.

EPC

C – 53

VAT

We understand that the premises have been elected for VAT

Viewing

Strictly by appointment with the sole agents:

Jason Webb
Hellier Langston
023 8057 4513
jason@hlp.co.uk

Call us on: 02382 022 111 Visit: www.hlp.co.uk



Jason Webb
d: 02380 574513
m: 07989 959064
e: jason@hlp.co.uk

Hellier Langston
Enterprise House
Ocean Village
Southampton
SO14 3XB
02382 022 111
www.hlp.co.uk



HELLIER LANGSTON
Commercial Property Consultants

02382 022 111
www.hlp.co.uk

Disclaimer: Hellier Langston Limited and its subsidiaries and their joint agents if any ("HL") for themselves and for the seller or landlord of the property whose agents they are give notice that: (i) These particulars are given and any statement about the property is made without responsibility on the part of HL or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of HL has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of HL or its employees or agents, HL will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by HL. (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and HL shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.