

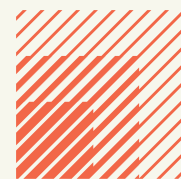


3A & 4 Calcot Mount Business Park

Calcot Lane, Curdridge, Southampton
SO32 2BN

TO LET

219.74 sq.m (2,365 sq.ft)



**HELLIER
LANGSTON**

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Description

The unit comprise a main flat roof office area with built in kitchenette, plus separate entrance and office, connected by a meeting room, WCs and walkway. Both office areas have separate external pedestrian access doors for flexibility of layout.

In addition is a timber frame workshop with metal roof, incorporating a separate kitchen / mess room and WC, accessed by way of a loading door which leads on to the external yard.

Calcot Mount Business Park has communal parking.

Rent

£32,000 per annum exclusive of rates, VAT & all other outgoings.

Tenure

Available on a new full repairing and insuring lease for a term to be agreed.

Rateable Value

Unit 4 - Store and Premises £13,250.

Source: www.tax.service.gov.uk/business-rates-find/search

EPC

Rating

Unit 3A = C61

Unit 4 = D87

Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to GIA as follows:

Accommodation	sq. m	sq. ft.
Office & Workshop	219.74	2,365

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax.

Service Charge

An estate charge is levied with the amount being payable £1.03 per sq. ft. per annum subject to annual revision.

Code of Leasing Business Premises

In England and Wales the Code for Leasing Business Premises, 1st edition, strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.

AML

In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.



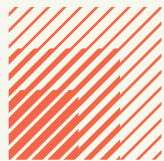
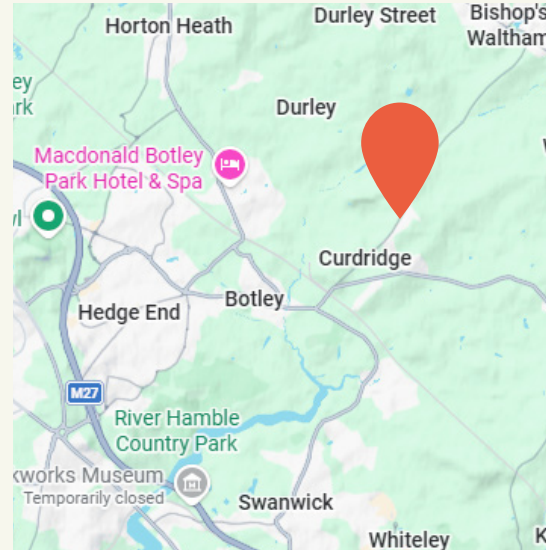
Location

Calcot Mount Business Park is located approximately 1 mile from Botley town centre which provides the closest shopping facilities via the A334 Botley Road. Junction 7 of the M27 at Hedge End is located approximately 3 miles west via the A334 Botley Road.

The location is semi-rural in nature, and the overall business park comprises a number of office and workshop/light industrial properties.

Curdrige is a village and civil parish within the City of Winchester district of Hampshire.

The property is located on Calcot Lane just off the B3035 Botley Road which leads to J7 of the M27 just over 4 miles distant.



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Strictly by appointment with sole agents Hellier Langston.