

NEWTON SCOTT

COMMERCIAL PROPERTY AGENTS

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MODERN GROUND FLOOR OFFICE SUITE



**19 PIRELLI WAY, NUTBEEM ROAD, EASTLEIGH, HAMPSHIRE
SO50 5GE**

605 SQ FT (56.21 SQ MS)

DESCRIPTION

The suite, which is arranged in open plan, has been fully redecorated throughout, to provide contemporary office accommodation, with the benefits of all the usual modern facilities.

Amenities include recently fitted wood laminate flooring, gas fired central heating, fluorescent lighting, a fitted kitchen and a private/disabled toilet. There will be on site parking for one car. There is additional free local parking.

FLOOR AREAS

The approximate floor areas amounts to: **605 square feet.**

All floor areas are approximate and have been measured in accordance with RICS Code of Practice on a gross internal basis.

TERMS

Lease: A new lease will be granted for a term by agreement, ideally for not less than three years, renewable if required.

Rent: £7,750.00 plus VAT, commercial rates, insurance and maintenance charges. The tenant will be required to contribute towards the landlord's insurance, maintenance and general up-keep of the premises.

Rates: According to enquiries of the Valuation Office (www.voa.gov.uk) the Rateable Value is £5,400.00 and the annual payable figure from 1st April 2019 will be £2,651.40.

100% Small Business Rates Relief is currently available on properties with a rateable value of £15,000 or less (subject to conditions). Further details can be found on www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief.

Legal costs: The ingoing tenant will be required to contribute towards the landlord's legal costs, terms on request.

VIEWING & FURTHER INFORMATION

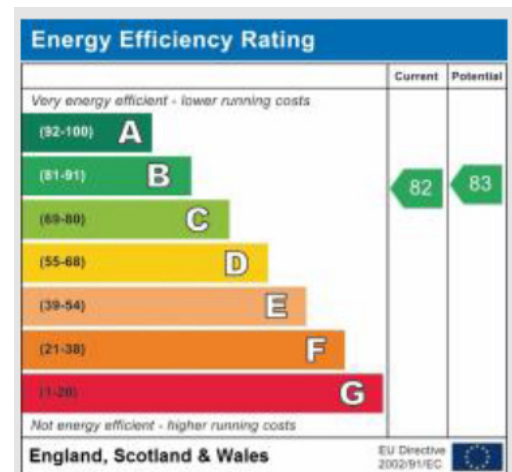
Strictly by appointment with the lessor's sole letting agents,
Newton Scott, tel: 023 8033 7033.

LOCATION

This attractive modern three storey building is conveniently located close to Eastleigh town centre, and approached via Leigh Road and Nutbeam Road, allowing quick and easy access to the M.3 and M.27 motorways, and therefore further a-field via the national motorway network.

Southampton International Airport, Parkway railway station, and Junction 5 of the M27/M3 are within about five minutes travelling time, with Southampton City Centre approximately 8 miles to the south west.

EPC



CODE OF PRACTICE FOR COMMERCIAL LEASES IN ENGLAND & WALES
The landlord has regard to the recommendations of the voluntary code of practice for commercial leases in England & Wales. If you are professionally represented, you should ask your adviser for a copy. Alternatively, the document can be found at www.commercialleasecode.co.uk or obtained from the Royal Institution of Chartered Surveyors, telephone number 020 7334 3806.

Misrepresentation Act 1967: Newton Scott Commercial Property Agents, for themselves and for the Vendor, Lessor or Landlord of this property for whom they act, give notice that:

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