

# NEWTON SCOTT

COMMERCIAL PROPERTY CONSULTANTS

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## MODERN GROUND FLOOR OFFICE SUITE



**14 PIRELLI WAY, NUTBEEM ROAD, EASTLEIGH**

**HAMPSHIRE S050 5GE**

**525 SQUARE FEET (48.77 SQUARE METRES)**

## 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, 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: **525 square feet (48.77 square metres)**

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

## TERMS

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

**Rent:** £6,950.00, 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](http://www.voa.gov.uk)) the Rateable Value is £4,650.00 and the annual payable figure from 1st April 2020 will be £2,320.

Tenants are advised to check whether they would be Rate Exempt as the RV is less than £51,000, which we anticipate.

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

## VIEWING

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 afield 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.

## BUSINESS RATES

According to enquiries of the Valuation Office ([www.voa.gov.uk](http://www.voa.gov.uk)) the Rateable Value is £4,650.00 and the annual payable figure from 1st April 2020 will be £2,320. Tenants are advised to check whether they would be Rate Exempt as the RV is less than £51,000, which we anticipate.

## EPC

An Energy Performance Certificate has been requested and will be provided.

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](http://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:

1. These particulars have been produced in good faith and are a general outline only for the guidance of prospective purchasers or lessees and do not constitute the whole or any part of an offer or contract.
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Property Misdescriptions Act 1991: Newton Scott Commercial Property Agents has not tested any of the service installations, including heating, lighting and any occupier must satisfy themselves as to the state and condition of such items. Any occupier must check the stated planning use with the relevant Planning Office to ensure that is compatible for their intended use. All rents, prices, premiums and service charges may be subject to VAT in addition (unless otherwise stated).

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