

# NEWTON SCOTT

COMMERCIAL PROPERTY CONSULTANTS

35 Carlton Crescent • Southampton • Hampshire • SO15 2EW  
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## SMALL B1/LIGHT INDUSTRIAL UNIT TO LEASE WITH GOOD PARKING



**6 TEST VALLEY BUSINESS CENTRE, TEST LANE,  
NURSLING, SOUTHAMPTON HAMPSHIRE SO16 9JW.**

**1,175 square feet/109.16 square metres**

## LOCATION

The well-established Test Valley Business Centre is located just off the M271 thus allowing quick and easy access to the City Centre, the M27 (J3), the M3, and further afield for the national motorway network. Southampton Airport is some 7 miles away via the M27 (J5).

## DESCRIPTION

The unit is arranged as an open warehouse space, benefitting from a small partitioned office (268 square feet) area to the front of the premises. Three phase electrics and high level lighting has been installed.

The minimum eaves height is 4.3 metres / 14', rising in the centre.

There is a full height manual roller shutter door to the front of the unit. Private male and female toilets.

Two car spaces are allocated to the premises.

## FLOOR AREAS

**1,175 square feet / approximately 109.16 square metres.**

Areas measured on site in accordance with RICS Code of Practice on a gross internal basis.

## TERMS

### Lease:

A new lease will be offered for a term by agreement, ideally in multiples of three years, on the usual full repairing and insuring basis. Accordingly, the tenant will be required to contribute towards the management, maintenance and insurance of the building.

### Rent:

£13,250 per annum exclusive (plus VAT) payable quarterly in advance.

## RATES

According to on-line enquiries (voa.gov.uk), the rateable value is £9,200, and therefore the current (2020/21) rates payable figure is £4,590.801. Prospective occupiers may wish to verify whether they will pay rates currently as the RV is less than £51,000, resulting in possibly being zero rated.

## OCCUPATION

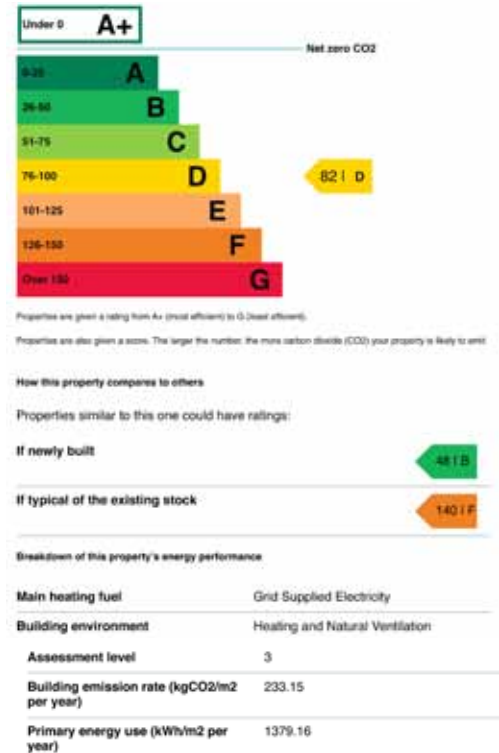
1st December or upon completion of all legal formalities.

## LEGAL COSTS

Each party will bear their own legal expenses.

## EPC

The property's current energy rating is D



## VIEWING

Strictly by prior appointment with the Sole Agents, James Scott of Newton Scott, tel: 023 8033 7033.

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.

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