

NEWTON SCOTT

COMMERCIAL PROPERTY CONSULTANTS

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EXCEPTIONAL MODERN GROUND FLOOR SUITE



**14 PIRELLI WAY, NUTBEEM ROAD
EASTLEIGH, HAMPSHIRE SO50 5GE.
650 square feet / 60.39 square metres**

LOCATION

This attractive mid terraced, 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 M3 and M27 motorways, and therefore further a-field via the national motorway network.

Southampton International Airport, Parkway Mainline 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.

DESCRIPTION

The suite, which is approached via its own street level entrance, is arranged in open plan, all in very good decorative condition throughout.

Amenities include recently fitted wood laminate flooring, electric convection heaters, fluorescent lighting, a fitted kitchen and a private/disabled toilet.

There is a rear escape / fire door. On-site parking for one car, plus additional free local parking.

FLOOR AREAS

650 square feet / 60.39 square metres.

All floor areas are approximate and have been measured in accordance with RICS Code of Practice

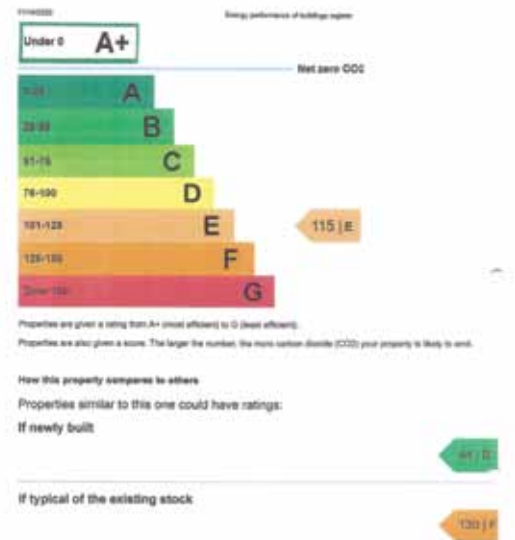
TERMS

- 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. 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 £7,600.00. The annual payable figure from 1st April 2023 will be £3,792.40 based on a poundage of 0.499. However, potential tenants are advised to check whether they would benefit from Small Business Rate Relief as the RV is less than £15,000 and could be zero.
- Legal Costs:** Each party will bear their own legal costs.

ANTI MONEY LAUNDERING

Under the Anti-Money Laundering (Amendment) Act 2017 we are required to verify the identity of any proposed purchaser prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute.

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:

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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