

NEWTON SCOTT

COMMERCIAL PROPERTY CONSULTANTS

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ATTRACTIVE SMALL OFFICE / INDUSTRIAL UNIT FOR LEASE



**11 MANOR NURSERIES, STOCKBRIDGE ROAD
TIMSBURY, Nr ROMSEY, HAMPSHIRE SO51 0NB
245 square feet/22.77 square metres.**

DESCRIPTION

This small end terraced office / warehouse unit is located at the front, adjacent to the main florist's premises, and opposite a large and convenient car park.

The unit is accessed via a fully glazed personnel door, arranged as a compact "L" shaped area, benefitting from superb decorations, white painted wood effect panelling to both walls and the ceilings in addition to feature lighting, all of which provides an open and contemporary ambience. The flooring is wood laminate and again in good order. There are also private toilets, a kitchenette and on-site parking.

FLOOR AREAS

Total floor area: 245 square feet (22.77 sq m)

All floor areas are approximate and have been measured off plans 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.

Rent: £6,000 per annum exclusive payable (£500) in advance, plus VAT. There will be an upward only rent review due at the end of the third year.

Rates: It is understood that most occupiers will benefit from Rate Relief, in some cases as much as 100%. Occupiers are advised to make their own enquiries for verification purposes for Test Valley Borough Council, tel: 01264 368000. Or: Voa.org.uk

Rent: £6,000 per annum exclusive payable monthly (£500) in advance, plus VAT. There will be an upward only rent review due at the end of the third year.

Occupation: Immediate, upon completion of all legal formalities.

Legal Cost: Each party will be responsible for their own legal expenses.

EPC

An EPC has been requested and will be provided.

LOCATION

Located on the A3057 Stockbridge Road, situated in the heart of Timsbury, and being close to both Bunny Lane and Yokesford Hill, just two miles north of the thriving market town of Romsey.

Junctions 2 and 3 of the M27 are just a 15 minute drive away allowing swift access to the wider Solent Region and further afield via the M3 and national motorway network.

Southampton Airport and Eastleigh Parkway mainline railway station are located off Junction 5 of the M27 - approximately a 20 minute drive time. The closest railway station to the development is Romsey.

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.

VIEWING

Strictly by appointment with the sole agents, 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 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.
2. Newton Scott Commercial Property Agents cannot guarantee the accuracy of any description, dimension, reference to condition or necessary permissions for the use and/or occupation and other details contained herein. Prospective purchasers or lessees must not rely on them as statements of fact or representations.
3. The reference to any plant, machinery, equipment, services fixtures or fittings at the property shall not constitute a representation, unless otherwise stated, as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the accuracy, correctness and fitness of such items for their requirements by inspection or otherwise.
4. No person in the employment of Newton Scott Commercial Property Agents has any authority to make or give any representation or warranty whatever in relation to this property. Newton Scott Limited are not to be liable, in negligence or otherwise, for loss arising from the use of these particulars.

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 it 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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