

CHARACTER OFFICE BUILDING
630 sqft / 58 sqm
TO LET – MAY SELL



**THE GALLERY,
CHASE MILL
WALTHAM CHASE
SOUTHAMPTON SO32 2LL**

- **THREE CAR SPACES**
- **NEWLY REDECORATED AND CARPETED**
 - **SIMPLE LEASE DOCUMENTATION**
 - **AVAILABLE NOW**

LOCATION

The property is located on the west side of Winchester Road, approximately one mile south of Bishops Waltham and mid way between the junctions of Winchester Road and Clewers Hill and Curdridge Lane. It is immediately south of the Mill House.

DESCRIPTION

A detached, character office building arranged internally to provide open plan ground and first floor offices with wc and kitchen facilities being at first floor level. Our clients are currently completing a programme of improvements which will include redecoration and recarpeting of the ground floor office area.

Net Internal Floor Area: 630sqft / 58 sqm

RENTAL

£7,000 per annum exclusive. VAT is not chargeable on rent.

LEASE

A new lease for a term to be agreed. Our clients issue a standard form of lease in order to enable prompt completion of legal documentation and early occupier access.

FREEHOLD

Our clients will consider a sale of their freehold interest.

RATES

Rateable Value £5,100. Rates payable £2,157. Source www.voa.gov.uk
Parties qualifying for Small Business Rate Relief will pay no Rates until October 2012

VIEWING

Strictly by appointment with agents
Cyan Power Commercial Property Agents
Tel 01329 220688

MISREPRESENTATION ACT 1967 - Whilst all information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy nor it is intended to form part of a contract. All areas quoted are approximate.

PROPERTY MISDESCRIPTIONS ACT 1991 (Service and Planning) - We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items. Any plans included with these particulars are provided only to indicate the general location of the property. Any occupier must check the stated Planning Use with the relevant Planning Office to ensure that it is in accordance with their intended use.