

TO LET

CLASS E BUSINESS UNIT

429 SQ FT // 39.9 SQ M

* AVAILABLE WITHOUT PREJUDICE TO THE EXISTING LEASE

**100% SMALL BUSINESS RATES
RELIEF AVAILABLE (SUBJECT TO TERMS)**



HAMPSHIRE COMMERCIAL

goadsby

UNIT 9 HEDGE END BUSINESS CENTRE

BOTLEY ROAD, HEDGE END, SOUTHAMPTON, HAMPSHIRE SO30 2AU

SUMMARY >

- SITUATED IN ESTABLISHED COMMERCIAL AREA OF BOTLEY ROAD
- ACCESS TO M27 VIA A334
- NEW LEASE AVAILABLE

RENT: £8,750 PER ANNUM, EXCLUSIVE



UNIT 9 HEDGE END BUSINESS CENTRE
BOTLEY ROAD, HEDGE END, SOUTHAMPTON, HAMPSHIRE SO30 2AU

Location

Hedge End is strategically located on the M27 between the major conurbations of Southampton and Portsmouth. The Business Centre is situated in the established commercial area of Botley Road in Hedge End.

Access to junction 7 of the M27 is via Botley Road and the Charles Watts Way (A334) dual carriageway. Hedge End train station has services to Southampton, Fareham and Portsmouth with links to the national rail network. Air services are provided from Southampton International Airport located at junction 5 of the M27.

Retail and banking facilities are located on the nearby Hedge End retail park or within Hedge End village itself.

Description

Hedge End Business Centre comprises two terraces of offices arranged around a brick paved central courtyard. The First Phase, developed in 1989, comprises 11 two-storey self-contained B1 business units. Phase Two was added sixteen years later.

The buildings have brick elevations under pitched slate roofs, with internal specification to include:

- Electric heating
- Reflective strip lighting
- Cloakroom(s)
- Open plan space

Unit 9 is located in the first phase and arranged over the ground floor and first floor.

Accommodation

Total Net Internal Area Approx.

| sq m | sq ft |
|------|-------|
| 39.9 | 429 |

Rateable Value

Rateable Value: **£6,400**

Rates payable at 49.9p in the £ (year commencing 1st April 2023)

Planning

The premises currently benefit from Class E planning permission - commercial, business & service uses (office, retail, light industrial, gymnasium, clinics, nursery etc).





Parking

2 allocated car-parking spaces.

Additional parking may be available by way of licence. Please enquire for further details.

Lease

The premises are available to let by way of a new full repairing and insuring lease for a term to be agreed incorporating periodic rent reviews.

Rent

£8,750 per annum exclusive of business rates, VAT, service charge and insurance premium, payable quarterly in advance by standing order.

Service Charge

There will be an annual service charge to cover maintenance and cleaning of the common areas, exterior lighting and landscaping.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



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Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

[goadsby.com](https://www.goadsby.com)

