

RENT REDUCED

TO LET

BUSINESS UNIT

3,472 SQ FT // 322.6 SQ M



HAMPSHIRE COMMERCIAL

goadsby

UNIT 16 SHAKESPEARE BUSINESS CENTRE
HATHAWAY CLOSE, EASTLEIGH, HAMPSHIRE, SO50 4SR

SUMMARY >

- BUSINESS UNIT TO LET
- 3,472 SQ FT // 322.6 SQ M
- GROUND FLOOR WORKSHOP
- FIRST FLOOR OFFICES

RENT: **£34,700** PER ANNUM EXCLUSIVE



Solar Panel



Loading Door



10 Allocated
Parking Spaces



D - 99
EPC Rating



Excellent
Access to M3



UNIT 16 SHAKESPEARE BUSINESS CENTRE
HATHAWAY CLOSE, EASTLEIGH, HAMPSHIRE, SO50 4SR

Location

Shakespeare Business Centre is located off Shakespeare Road near its junction with the (A335) Twyford Road and within close proximity of Eastleigh Town Centre.

Communication links are excellent. Access to the M3 is via Junctions 12 & 13 both within approximately 1½ miles and the M27 can be accessed at Junction 5 within approximately 2 miles via Southampton Road. Southampton Airport is also within 2 miles. Eastleigh train station is approximately 1/3 mile to the south.

Description

The property comprises an end of terrace two storey business unit, comprising ground floor workshop and first floor offices, of brick and block construction under a pitched steel clad roof.

The workshop has a concrete floor, the ceiling height is approximately 3 metres. Loading is via a manually operated sectional up and over door measuring approximately 2.70m high by 3.00m wide.

The unit benefits from a male and female cloakroom and a kitchenette on the ground floor. Stairs lead to the first floor offices which benefit from:-

- Carpet
- Category 5 cabling
- Perimeter trunking
- Suspended ceiling with Category 2 lighting
- Gas central heating
- Solar panel

Three phase electricity, gas and telecom are connected.

Externally there is a concrete forecourt.

Accommodation

	sq m	sq ft
Ground floor workshop, kitchen & cloakrooms	161.3	1,736
First floor offices	161.3	1,736
Total gross internal area approx.	322.6	3,472

Rateable Value

£45,000 (from 01.04.23)

Parking

The property benefits from 10 on site car spaces.

Lease

The premises are available to let by way of a new full repairing and insuring lease for a negotiable term incorporating upward only rent reviews.

Rent

£34,700 pa exclusive of rates, service charge and VAT.

Planning

We understand the property to be Class E use and suitable for light industrial, Office, Medical and Leisure uses.

In accordance with the planning permission granted on 31 January 1983 units can only be occupied between the hours of 7.00 am - 9.00 pm Monday-Saturday, not at all on Sundays and recognised Bank Holidays.

Service Charge

Estate premises are often subject to a service charge in respect of the upkeep, management and maintenance of common parts within the estate. We would therefore urge all applicants to make further enquiries as to the existence or otherwise of service charge outgoings.

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.

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