

To Let

- Good Car Parking
- Attractive Location
- Easy Access from M3, J11



Semi Rural Offices

661 - 2,310 sq ft (61.41 - 214.6 sq m)

Unit 2 Leylands Business Park, Leylands Farm, Colden Common, Winchester,
Hampshire, SO21 1TH

Description

Leylands Business Park is a courtyard office development in attractive grounds overlooking open countryside. Unit 2 consists of 4 independent suites, of which Units 2A, 2C and 2D are available. The offices provide a variety of accommodation including some meeting rooms, board rooms and open plan space all accessed via an entrance foyer.

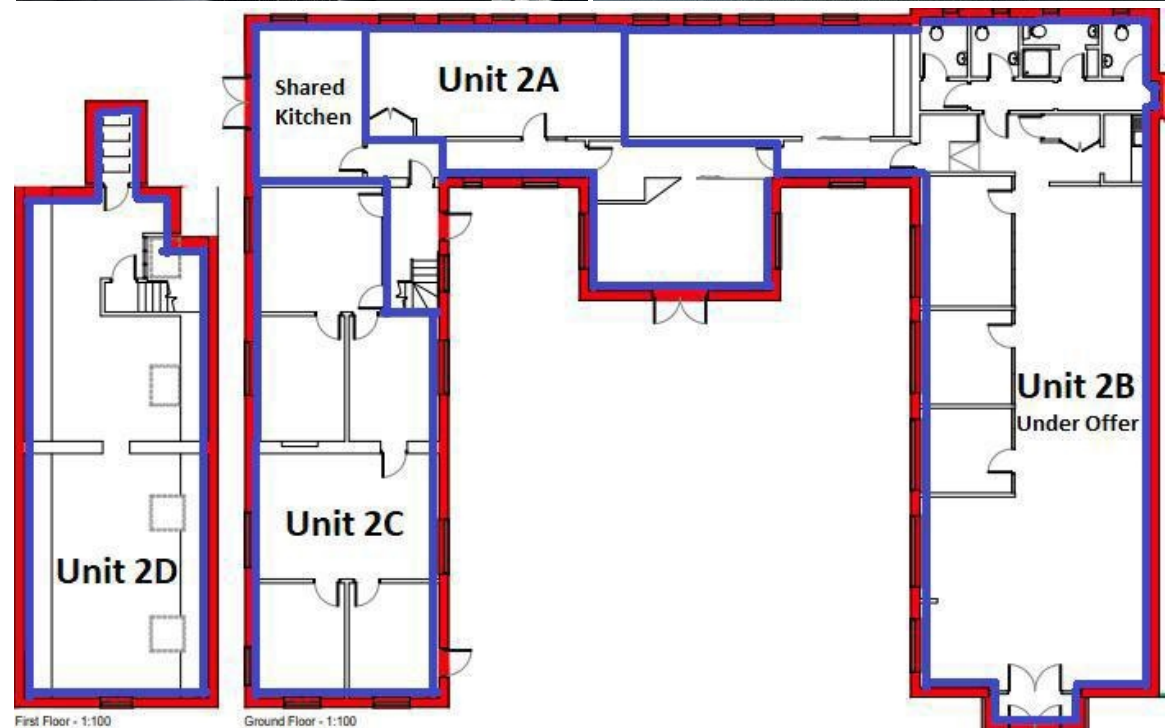
The offices benefit from some LED lighting, air conditioning and perimeter trunking. There are WC's and a shower along with a ground floor kitchenette and plenty of car parking.

Accommodation (Approximate IPMS3)

Floor	Area (sq ft)	Area (sq m)
Suite 2A	740	68.75
Suite 2C	909	84.45
Suite 2D	661	61.41
Total	2,310	214.6

Energy Performance Certificate

EPC to be provided.



Terms

The offices are available on new full repairing and insuring leases.
Suite 2A is available at an initial rent of £14,800.
Suite 2C is available at an initial rent of £18,200.
Suite 2D is available at an initial rent of £13,200.

Service Charge

There is a service charge payable in respect of this property. Further information is available on request.

Rates

To be assessed.

VAT

We are advised that VAT will be payable.



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Winchester, Hampshire, SO21 1TH

Location

Leylands Business Park is situated in Colden Common just off the B3354 Winchester to Fair Oak Road. The M3 Motorway J11 is approximately 4 miles to the north. The semi rural location is within easy reach of Southampton, Eastleigh and Winchester. Southampton Airport and Eastleigh or Southampton Parkway railway station are within 5 miles.

Contact/Viewing details

Strictly by appointment through joint sole agents KEYGROVE
CHARTERED SURVEYORS or LAMBERT SMITH HAMPTON

For all enquiries:

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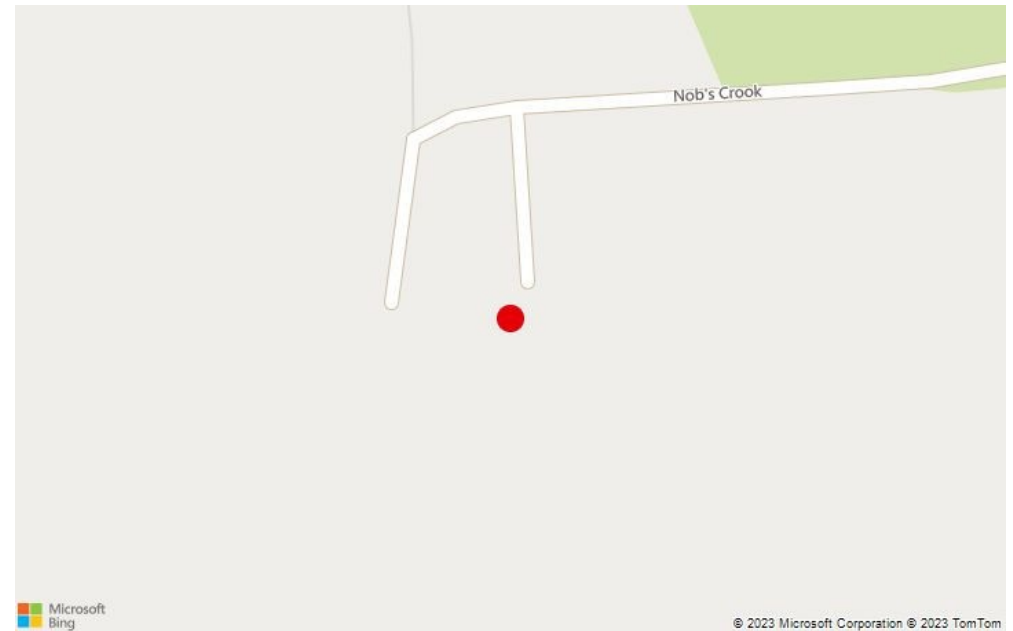
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Map



Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors. Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transactions. The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100064761

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