



HELLIER  
LANGSTON

Commercial Property Consultants

# FOR SALE or TO LET

**Self contained open plan offices with parking  
North and South Lodge, Carlton House, Ringwood Road,  
Netley Marsh, Southampton SO40 7HT**



## KEY FEATURES

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**Open plan offices in rural setting**

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**Air Conditioned**

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**Ample car parking**

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**Self-contained on a site of  
0.91 Ha (2.25 Acres)**

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**779.17 sq m (8,387 sq ft)**

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**Good motorway access**

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**Fitted meeting rooms and  
kitchenette**

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**Call us on: 02382 022 111  
Visit: [www.hlp.co.uk](http://www.hlp.co.uk)**

**Hellier Langston**

Enterprise House, Ocean Village  
Southampton SO14 3XB



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## Description

The North and South Lodge buildings are converted single storey barn structures, with a lower ground/basement area located under the South Lodge. Internally, the space provides mainly open plan accommodation, with male and female WCs located adjacent to the main entrance.

Externally the premises benefit from ample car parking.

## Accommodation

The property has been measured to Net Internal Area as follows:

Floor	sq m	sq ft
Ground Floor	589.43	6,345
Lower Ground Floor	189.74	2,042
<b>Total</b>	<b>779.17</b>	<b>8,387</b>

Total site area 0.92 Ha (2.27 Acres)

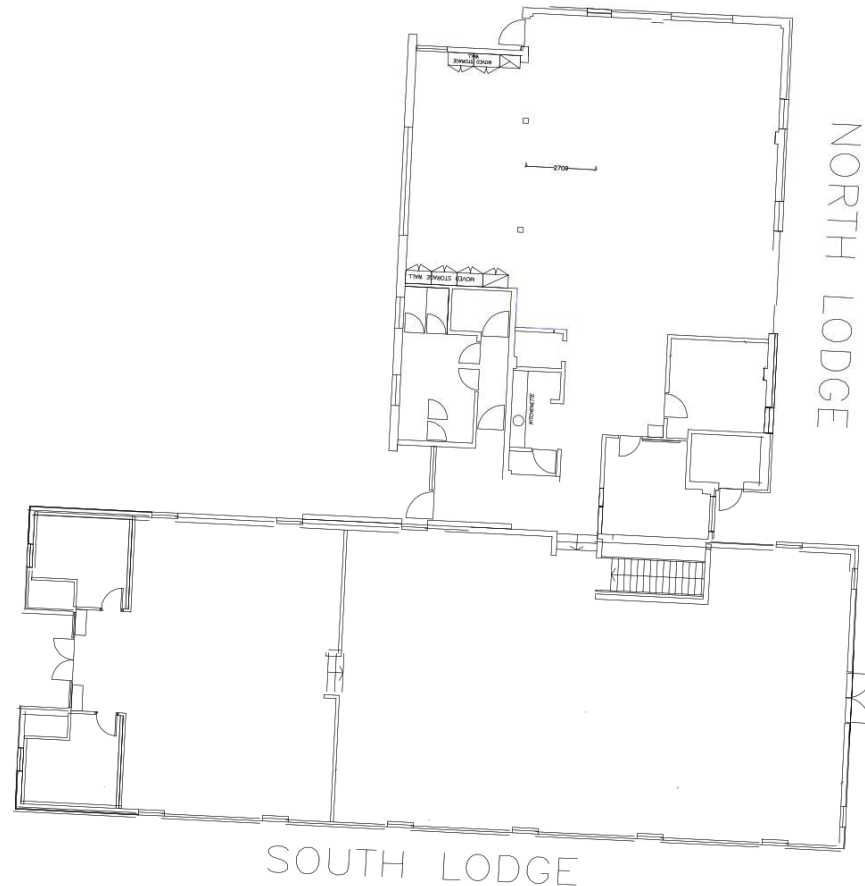
## Terms

The premises are available by way of a new Full Repairing and Insuring lease for a term to be agreed

Alternatively the premises are available freehold, price on application.

## Service Charge

An estate service charge will be payable for maintenance of the estate roads and car parking, along with landscaping. Further information available upon request



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Exact boundary of site between North and South Lodge and The Studio building to be confirmed



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## Location

Carlton House is located just off the southern side of the A336 Ringwood Road to the west of Netley Marsh. The A336 links to the east onto the A326 Totton bypass, which in turn provides access to the M27 at Junction 2 (drive time of approximately 5 minutes). To the west, the A336 joins the A31 at Cadnam, and in turn joins the M27 at Junction 1, with a similar drive time of circa 5 minutes.

Southampton airport is just 11 miles and Bournemouth airport is only 21 miles away by road. Both airports offer flights to many European cities and resorts as well as internal flights to major UK cities.

The surrounding landscape is dominated by pasture and woodland, with small irregular field systems dating back to medieval times. The idyllic and ancient rural landscape of the area combined with excellent motorway access makes this an enviable office location.

Set within the New Forest National Park, and within the Forest North East Conservation area, Carlton House provides a truly unique working environment within this heavily protected area.

**EPC**  
C – 53

**VAT**  
We understand that the premises have been elected for VAT

**Viewing**  
Strictly by appointment with the sole agents:

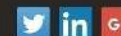
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