



## Location

Gardeners Business Park is located between the A27 at Sheffield English and the A36 at Landford with both lying within approximately 1 mile. Romsey is situated within approximately 6 miles to the east and Salisbury some 12 miles to the north-west.

## Description

The premises form part of a small rural commercial development comprising seven single storey units in two converted agricultural buildings. Unit 4 has been fitted out to an excellent specification providing a flexible mix of open plan and partitioned office space.

## Accommodation

| Approximate Gross Internal Areas | m <sup>2</sup> | ft <sup>2</sup> |
|----------------------------------|----------------|-----------------|
| Unit 4                           | 125.43         | 1,350           |

## Features

- | uPVC double glazed windows
- | Air-conditioning and electric heating
- | 2 x WCs
- | Kitchenette
- | Perimeter dado trunking with CAT VI cabling.
- | Ceiling mounted LED light fittings
- | Carpeting
- | Meeting room
- | Fibre broadband available
- | 8 parking spaces

## Lease

The premises are available on a new lease for a term to be agreed. The tenant is responsible for internal non-structural repairs and decorations while the landlord is responsible for repairs and maintenance to the main structure and exterior of the building.

## Rent

£10,00 per annum plus VAT  
Rent is exclusive of business rates (if applicable), buildings insurance, and all other outgoings.

## Business Rates

Rateable Value: £14,750  
The Small Business (Non-RHL) Multiplier for the year 2026/27 is 43.2 p in the £. For properties with a Rateable Value of £12,001 to £15,000, tapering relief is available to qualifying tenants and the rate of relief will reduce on a straight line basis from 100% to 0%.

## Services

We understand that mains electricity and water are connected to the property. Drainage is to a septic tank.

## Caution

Woolley & Wallis Commercial have not tested the services mentioned in these particulars.

## Planning

We are advised that the premises have planning permission for Class B1 (light industrial and office) use. Permitted hours of use are restricted to 7.30 am to 7 pm Monday to Friday, and 7.30 am to 1 pm at weekends. Interested parties should, however, satisfy themselves as to the permitted planning uses for the property.

## Legal Costs

Each party to pay their own.

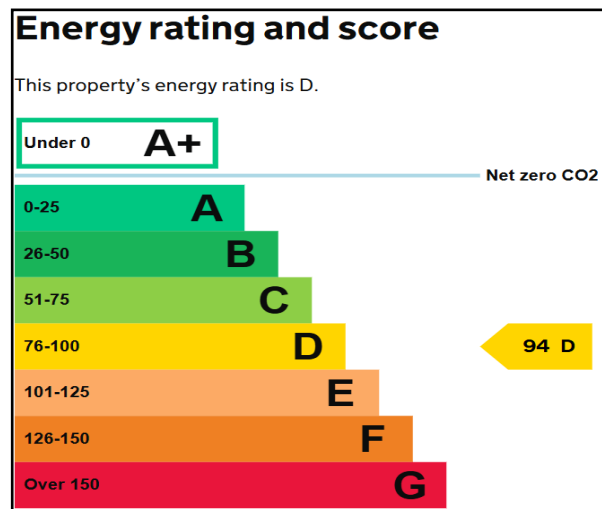
## Code of Practice

You should be aware that the Code of Practice on commercial leases in England and Wales recommends that you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)

## References

Financial and accountancy references may be sought from any prospective tenant prior to agreement.

## Energy Performance Certificate



## Viewing

Strictly by appointment only through Woolley & Wallis Commercial (01722 330333)

### AGENT'S NOTES

Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were prepared in February 2026.

51-61 Castle Street | Salisbury | Wiltshire | SP1 3SU  
01722 330333 | [commercial@w-w.co.uk](mailto:commercial@w-w.co.uk)  
[w-w.co.uk](http://w-w.co.uk)

**WOOLLEY  
& WALLIS**