

TO LET

Business unit suitable for a wide variety of uses

Suites 10-12, Chatmohr Business Park, Crawley Hill, West Wellow, Romsey, Hampshire, SO51 6AP

Key Features

- Net Internal Area – 3264 sq.ft (303.31 sq.m)
- Detached business unit, suitable for a wide variety of uses
- Well managed business estate
- Ample allocated parking
- Beautiful rural location
- Asking rent £55,000



Location

Located in a well established attractive courtyard office suite, the subject property is situated in a semi-rural location with easy access to the A36, approximately 2 miles of the M27.

Description

The property comprises a detached office building with full-height glazing to the front elevation and a pitched, steel-clad roof. The unit has previously been used as a day nursery and has since been fitted out for office use and as a coffee shop, demonstrating its flexibility and adaptability.

The property is suitable for a wide variety of uses and further benefits from a mezzanine level, WC facilities, air conditioning, and allocated parking.



What3words: [broached.beside.luxury](https://www.what3words.com/broached.beside.luxury)

Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £55,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Accommodation

Floor Areas	Sq Ft	Sq M
Ground Floor	2,274	211.32
Mezzanine	990	91.99
Total Net Internal Area	3,264	303.31

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

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VAT

We understand that VAT is payable, however all parties are advised to make their own enquiries into the matter.

Planning

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

EPC

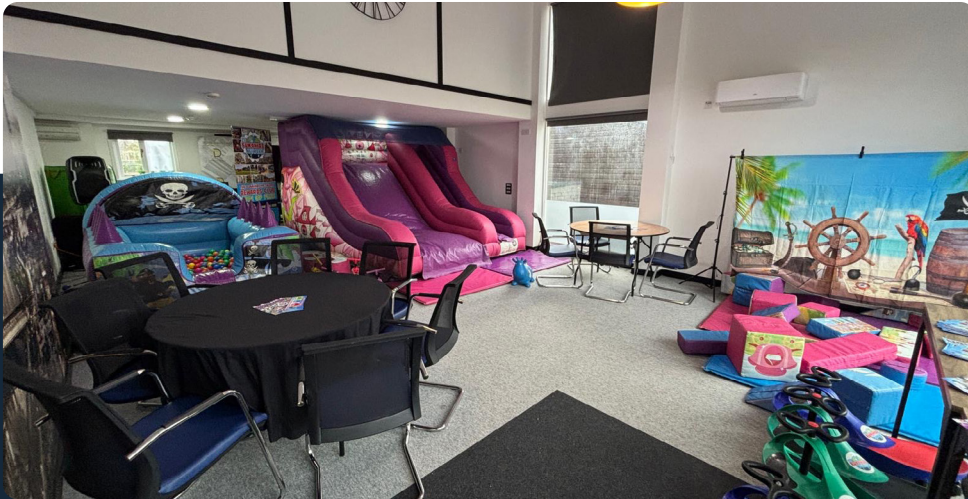
Asset Rating C (74)

Rateable Value

2025/26 Rating - £52,000 2026/27 Rating - £52,000
Source www.gov.uk/find-business-rates

Code of Leasing

All interested parties should be aware of the RICS Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.



Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

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