

To Let

- Well Maintained Estate
- Close Proximity to Southampton City Centre
- Excellent Car Parking
- Modern Offices with Air Conditioning
- Eligible For Business Rates Relief



Modern First Floor Office

994 sq ft (92.34 sq m)

First Floor 17 Vancouver Wharf, Hazel Road, Southampton, Hampshire, SO19 7BN


Keygrove
www.keygrove.com
023 8063 5333

Description

This first floor suite comprises a modern, open plan office with a rear private office / meeting room.

The office benefits from LED lighting, air conditioning, a modern fitout and glass partitioning.

The property also benefits from exceptional car parking, with extensive unrestricted free parking available throughout the estate, in addition to two allocated bays immediately outside the unit.

There is a WC and newly refurbished kitchen facilities.

Accommodation (Approximate NIA)

Floor	Area (sq ft)	Area (sq m)
Total	994	92.34

Energy Performance Certificate

EPC rating D96. A copy of the EPC is available on request.



Terms

The premises are available on a new full repairing and insuring lease at an initial rent of £12,000

Service Charge

There is an estate service charge payable in respect of these properties. Further information is available on request.

Rates

The premises are currently part of a larger assessment. The information on the VOA website indicate a rateable value in the region of £13,000. We recommend that prospective tenants or purchasers verify this with the Valuation Office.

VAT

We are advised that VAT will not be payable.



First Floor 17 Vancouver Wharf, Hazel Road, Southampton,
Hampshire, SO19 7BN

Location

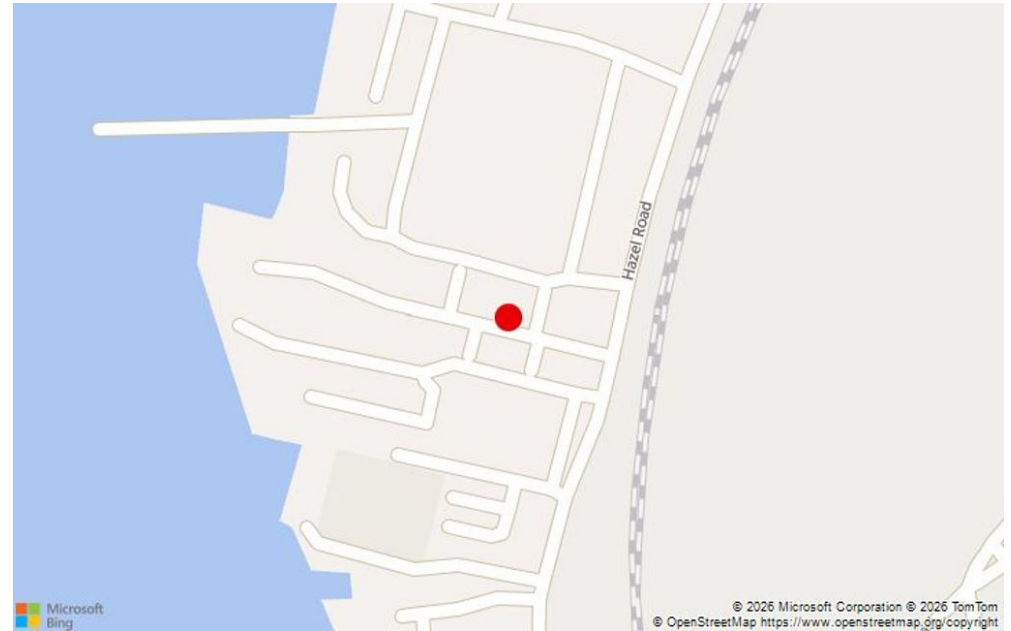
Hazel Road is the main employment area in Woolston, Southampton on the east side of the River Itchen. The premises is located 6 miles from the M3 and 5 miles from the M27. Southampton Central station is 2.5 miles away while Southampton Airport is approximately 5 miles away.

For all enquiries:

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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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