

# UNIT 8 BERRYWOOD BUSINESS VILLAGE

TOLLBAR WAY, HEDGE END, HAMPSHIRE, SO30 2UN

Class 'E' / Office Building In Popular Business Park



savills



## LOCATION

Berrywood Business Village is a well managed office park situated approximately 10km (6 miles) to the north east of Southampton City Centre to the south east of Eastleigh.

The Business Village fronts onto the B3342 (Tollbar Way), approximately 2.5km (1.5 miles) north east of Junction 7 of the M27 Motorway, which provides east- west communications and links with the M3 to the west at Junction 4.

Hedge End railway station is approximately 1.3 Km (0.8 miles) to the east, while Southampton International Airport and Southampton Parkway mainline railway station are also located close to Junction 5 of the M27.

## DESCRIPTION

The building comprises of large open plan floor space with numerous office/meeting rooms and ample storage space. There are W/C facilities and a kitchen. There is a reception at the front of the building.

The building benefits from 53 allocated parking spaces.

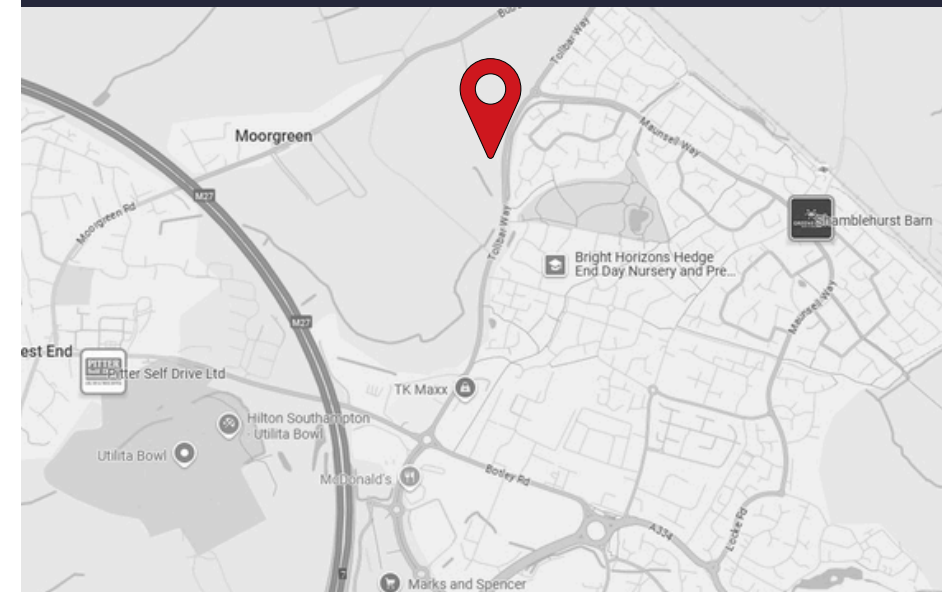
## KEY HIGHLIGHTS

- Net Internal Area - 10,429 sq.ft (968.88 sq.m)
- Rent £203,365 per annum
- Attractive setting
- Allocated parking spaces
- Adjacent J7 M27
- Fully Managed Business Estate
- Modern Office
- Air conditioning

Location Map

Streetview

What3words



## ACCOMMODATION

Floor Areas	SQ. FT	SQ. M	Price per annum	Parking Spaces
Unit 8	10,429	968.88	£203,365	53

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

## 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                      Unit 8 - To be assessed

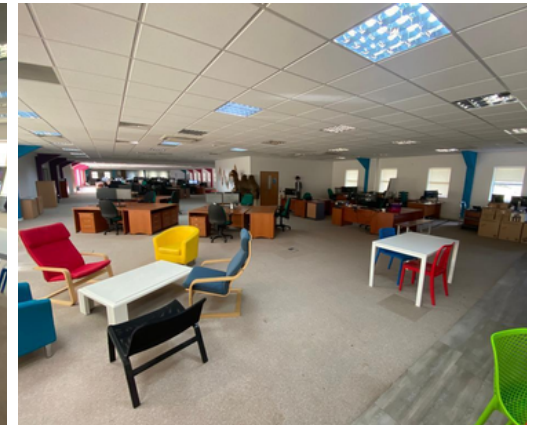
## RATEABLE VALUE


Rateable Value                      Unit 8 - £165,000

## TERMS

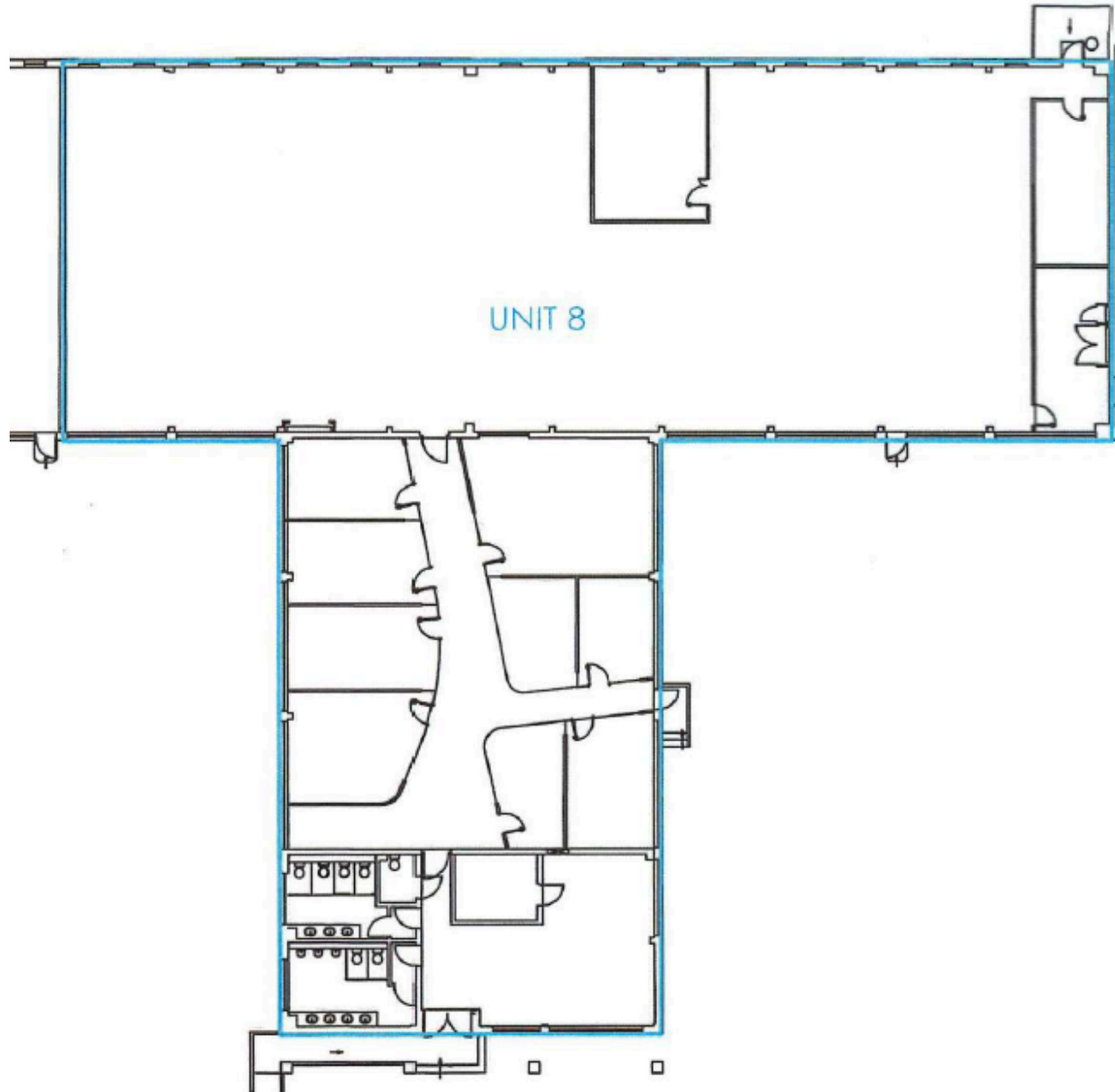
Available by way of a new internal repairing and insuring leases. Rents are exclusive of rates VAT (if applicable) and all other outgoings.

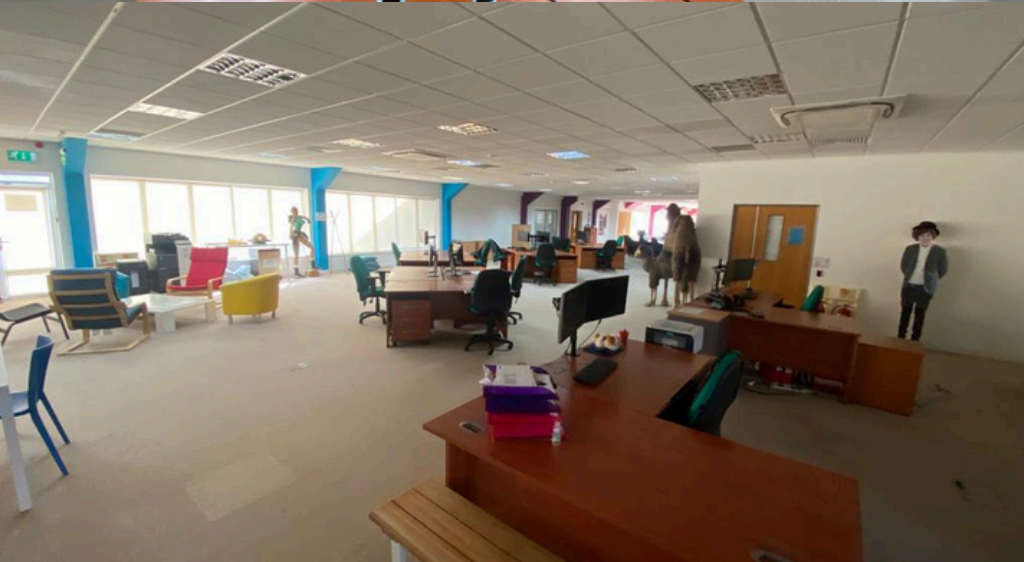
Note: There is to be a service charge levied to cover communal costs.



 Extent of Leased Unit

# FLOOR PLAN





## VAT

We understand VAT is payable on rents.

## CODE OF LEASING

All interested parties should be aware of the 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.

## VIEWING

For a formal viewing strictly by appointment with Savills.

## AML

In accordance with anti-money laundering regulations, the successful purchaser will be required to provide identification documents upon request and without delay.

## CONTACT

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