

# TO LET

**1,724 sq ft**

**Business Park offices**

**Chancery House**

**Premier Way, Abbey Park**

**Romsey**

**Hampshire**

**SO51 9DQ**

- **Excellent access to M27**
- **Modern Open Plan Office with parking**



## Location

In a prominent position close to the entrance to the Abbey Park Industrial Estate.

Nearby Romsey offers a vibrant and thriving town centre with a wide range of businesses and amenities.

## Description

A ground floor suite of offices accessed via a secure shared reception. Presently arranged with some modern glazed demountable partitions

Air conditioning, raised floors and perimeter trunking, LED lighting, carpets, 6 car spaces.

## Accommodation

*Ground floor*

Offices .....1,724 sq ft

**TOTAL .....1,724 sq ft (160.16 sq m)**

All floor areas referred to are net internal approximate.

## Features

- WCs off reception hall
- Air conditioning
- Kitchenette in the suite
- Raised floors
- 6 car spaces
- LED lighting



## Rateable Value

Source [www.voa.gov.uk](http://www.voa.gov.uk)  
Rateable Value – £tbc  
*To be checked by the ingoing occupier.*

## Lease

Available on a new lease, terms to be agreed.  
Full repairing and insuring basis.

## Service charge

A service charge is payable for shared facilities and management of the offices

## Rent

**£28,500 pa exclusive**

## EPC

The EPC rating is B46

A copy of the EPC report is available upon request

## Further information

### Contact the joint agents Holt Consult

**01794 518 755**  
**[info@holtconsult.co.uk](mailto:info@holtconsult.co.uk)**

**OR Goadsby 01962 896146**

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