

TO LET

1,724 sq ft

Business Park offices

Chancery House

Premier Way, Abbey Park

Romsey

Hampshire

SO51 9DQ

- **Only 50% rent in Year 1**
- **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

Offices1,724 sq ft

TOTAL1,724 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
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 - reduced to 50% rent in Year 1

EPC

The EPC rating is B46

A copy of the EPC report is available upon request

Further information

Contact the joint agents Holt Consult

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