

TO LET

Period Office Building set within New Forest National Park

The Old School House, Southampton Road, Cadnam, Southampton, SO40 2NF

Key Features

- Rent £26,000 per annum, exclusive
- Net Internal Area 1,252 Sq Ft (116.31 Sq M)
- Modern Offices
- Excellent Parking
- Close proximity to J1 M27
- New Lease Available



Location

The subject property is located within the village of Cadnam within the New Forest National Park approximately 11 miles from Southampton. Cadnam has good motorway connection via junction 1 of the M27 and is also conveniently located for Ringwood and Bournemouth to the west via the A31. The immediate area is predominantly residential and rural in nature.

The subject property is located to the right hand side of what is known as "The Old School Grounds" another office building.

Description

The property comprises a detached former Victorian school house. Internally the property was previously fitted out for office and storage uses. The site benefits from allocated parking.

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Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £26,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Accommodation

Floor Areas	Sq Ft	Sq M
Total Net Internal Area	1,252	116.31

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



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

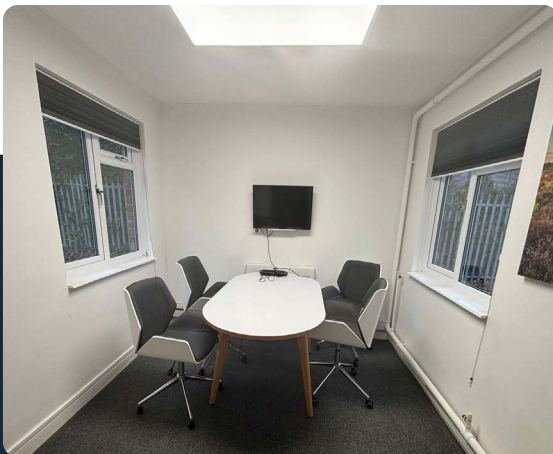
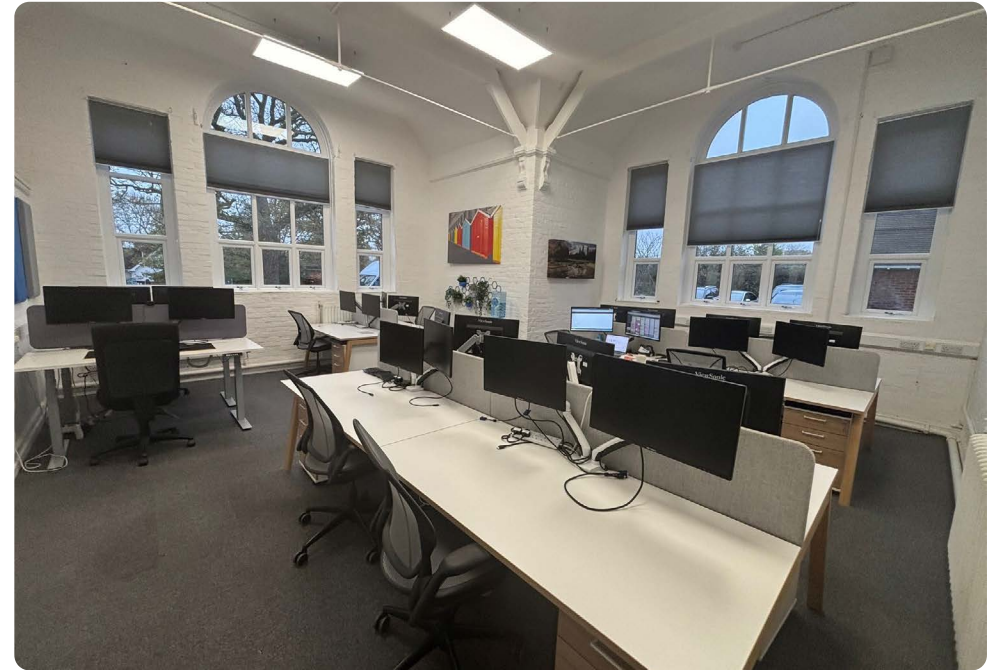
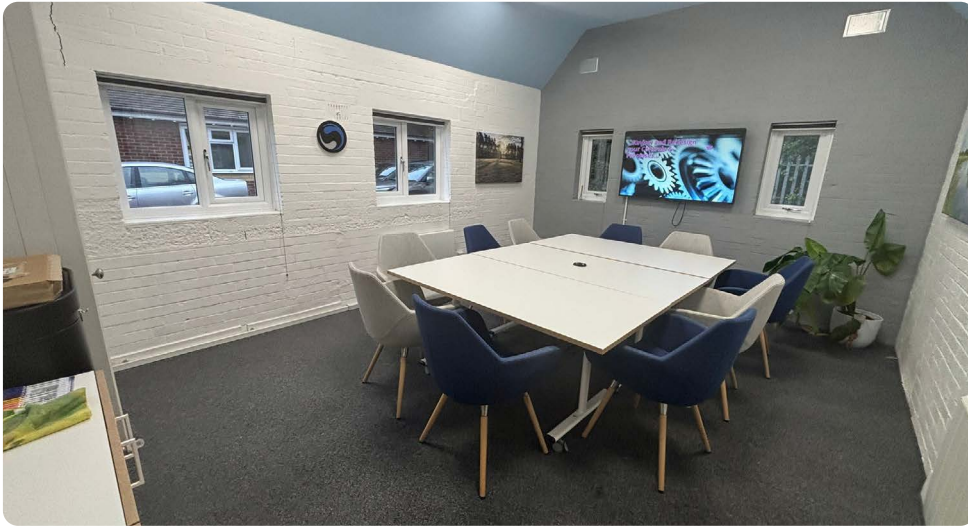
Asset Rating E (122)

Rateable Value

2025/26 Rating - £12,500 2026/27 Rating - £20,500
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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