



27 Salisbury Road Totton Southampton SO40 3HX

**TO LET – 3,409 SQ FT REFURBISHED OFFICES
PLANNING CONSENT FOR FINANCIAL SERVICES / RESTAURANT /
MEDICAL & HEALTH SERVICES**



Alleyn House
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Code of Practice

BNP Paribas Real Estate supports the aims and objectives of the Code of Practice on Commercial leases in England & Wales and strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecodeew.co.uk.

Control of Asbestos at Work Regulations 2002 (CAW Regulations)

- 1) BNP Paribas Real Estate makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- 2) BNP Paribas Real Estate strongly recommends that prospective purchasers obtain advice from specialist environmental consultants if they have any concerns about asbestos related issues.

BNP Paribas Real Estate offers a comprehensive range of professional property services including:-

- **Agency**
- **Building Surveying**
- **Landlord and Tenant**
- **Valuation**
- **Rating Advice Appeals**
- **Investments**
- **Commercial Property Management**

We aim to provide an excellent commercial property service to occupiers, investors and developers in the UK and Worldwide.

Subject to Contract

18 April 2011 – V9

Misrepresentation Act 1967: Messrs BNP Paribas Real Estate Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Messrs BNP Paribas Real Estate Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. **Finance Act 1989:** Unless otherwise stated all prices and rents are quote exclusive of VAT. **Property Misdescriptions Act 1991:** These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

Location:

Totton is located approximately 4 miles west of Southampton on the edge of the New Forest, with excellent links to the M27 motorway at junctions 1 and 2.

The property is located on the first floor of a two storey building which fronts a short service road onto the main Salisbury Road and has the particular benefit of short term car parking with two large, free, public car parks to the rear and opposite.

Other occupiers include the Post Office, Lloyds Pharmacy, Motorworld, Bath Travel, and a large Asda food store which is located a short walk from the building.

Description

Self-contained first floor offices refurbished to a high standard, accessed via a private staircase from street level.

Accommodation

We calculate the approximate net internal floor area as 3,409 sq ft (317 sq m) with a small storeroom at ground floor level.

Features

- Kitchen
- Mechanical fresh air ventilation
- Electronic voice entry system
- Male, female and disabled WC facilities
- Suspended ceiling with diffused lighting
- Perimeter trunking
- Free parking in local car park

Rateable Value:

Rateable Value/ Description 2010	Uniform Business Rate (2011/2012)
£TBA	£0.433

Prospective tenants are advised to make their own enquiries with the local authority.

Lease:

The premises are available by way of a new effectively fully repairing and insuring lease for a term of years to be agreed.

Rent:

Available on application.

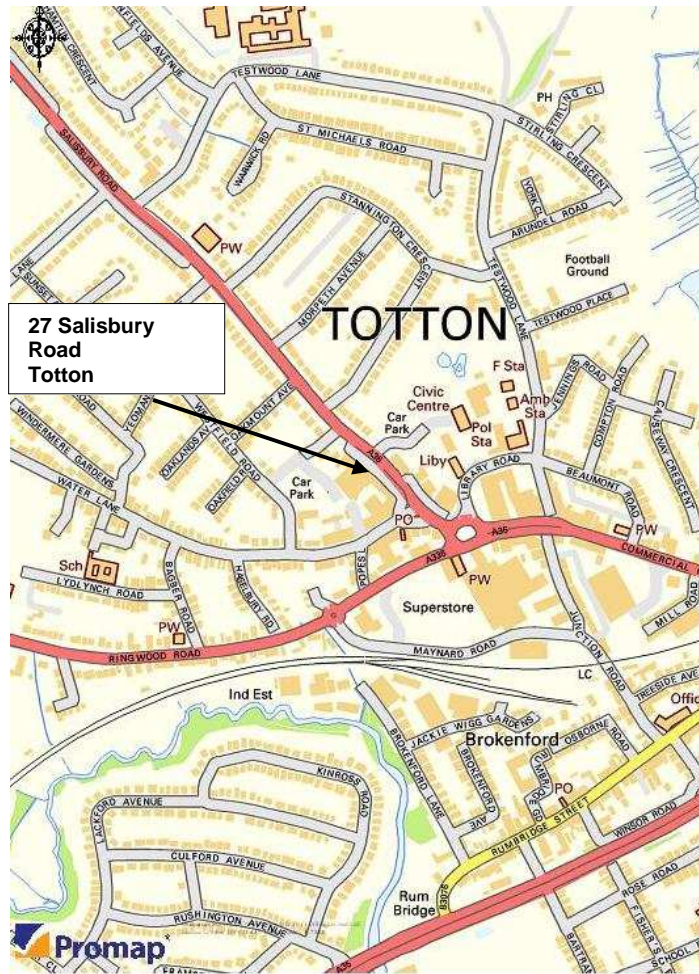
Service Charge:

A service charge is payable in respect of the maintenance and management of the external common parts. Further details are available on request.

Planning:

Planning consent was recently granted for A2 (Financial & Professional Services), A3 (Restaurants and Cafes), A4 (Drinking Establishments), B1(a) (Offices), D1 (Medical and Health, etc.) and D2 (Assembly and Leisure).

Further details and a copy of the planning application are available on request.



For further Information or to arrange a viewing please contact:

