



**QUALIFIES FOR SBR RELIEF\***

## **Bishops Waltham Library, Free Street, Southampton, SO32 1EE**

**Character Self Contained Office**

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	361 sq ft / 33.54 sq m
<b>Rent</b>	£10,000.00 per annum
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon Enquiry

### Key Points

- Well appointed office
- Peaceful location
- Versatile space
- Onsite parking



## Description

The office is located within Bishops Waltham Library and benefits from having its own entrance and therefore being self contained. The building is of brick construction under a slate tiled roof, on a plot surrounded by parking. Internally the office is well appointed with a modern decor, including parquet flooring, modern lighting, central heating and kitchenette. The office also benefits from having disabled access up to the front door, reception area, small meeting room, main office, a store and WC. The office also benefits from having a small terrace area.

## Location

The library is situated on the western side of Free Street, just north of St Peter's Church. Bishops Waltham High Street is a five minute walk to the west along Bank Street. The M27 motorway network is some 7 and a half miles to the south and the M3 is approximately 10 miles to the west with access at Eastleigh.

## Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Ground - Office	361	33.54	Available
<b>Total</b>	<b>361</b>	<b>33.54</b>	

## Specification

- Wooden parquet flooring
- Disabled WC & wash hand basin
- Store area
- Central heating
- Modern lighting
- Kitchenette
- Disabled access
- Parking
- Self contained

## Terms

Available on a new effective Full Repairing & Insuring lease for a term to be agreed.

## Business Rates

To be assessed.

\*Small Business Rates Relief of 100% is available for ratepayers occupying a single property with a rateable value up to and including £12,000 from 1 April 2017.

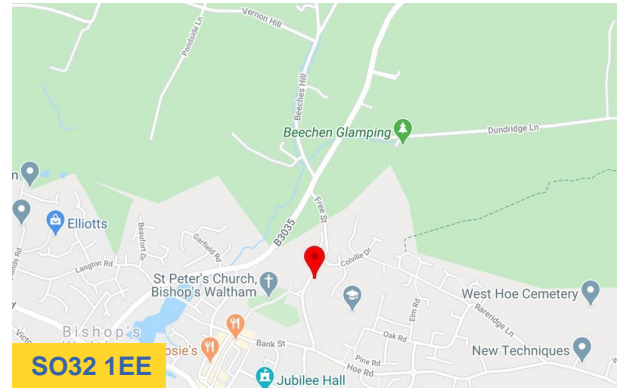
Prospective occupiers must clarify rates payable directly with the local authority.

## Other Costs

Each party to be responsible for their own legal costs incurred in the transaction.

A deposit may be required.

Unless otherwise stated VAT may be applicable on rent.



## Viewing & Further Information

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