



DESCRIPTION

Napier House comprises office accommodation over ground and first floor providing mixed open plan and cellular accommodation. The property benefits from WC's and kitchenette facilities on both levels. A yard area lies to the right hand side of the property and currently houses a sea container for storage purposes. There is ample parking to the side and rear of the property.



SITUATION

The Abbas Business Centre is located off of the B3047 directly behind Itchen Abbas Village hall. The site is well connected with Winchester City Centre approximately 4 miles to the West and the Village of Alresford approximately 3.7 miles to the East. The business centre benefits from strong transport links offering easy access to J9 of the M3 Motorway circa 4.6 miles to the West and the A31 circa 2.7 miles to the East. There is a regular bus service running from Winchester City Centre to Alresford via Itchen Abbas.

ACCOMMODATION

Charters Commercial have undertaken a measured survey of the existing accommodation on a gross internal area basis which totals 2,798 sq ft.

TENURE

The property is available leasehold on terms by negotiation with a guide rent of £25,250 pax.

RATEABLE VALUE

Online enquiry via www.voa.gov.uk indicates a rateable value of £16,500 but interested parties are advised to check the accuracy. The small business rate multiplier for 2018/2019 is 0.48p. For further information on rates please contact the local authority.

LEGAL COSTS AND VAT

Each party is expected to bare their own legal costs in any transaction. Rents quoted will be subject to VAT at the prevailing rate.

EPC Rating

E - 121


COMPLIANCE

Under the Anti-Money Laundering (Amendment) Act 2017 we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering. A request will be sent once terms have been agreed.

KEY FEATURES

- Office Accommodation Over Ground & First Floor
- WC's & Kitchenette Facilities To Both Floors
- Yard Area
- Ample Parking To Side & Rear
- Well Connected For Both Winchester & Alresford

January 2019



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TO ARRANGE A VIEWING**

Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.