

TO LET COMMERCIAL UNIT



**Unit 9, Shelley Farm Shelley Lane, Ower, Romsey, Hampshire,
SO51 6AS**

- Attractive converted agricultural building
- Peaceful countryside location without compromising excellent transport links
- Ample parking

Flexible commercial space

The Unit is set in a wonderful rural location, offering an idyllic space to invite clients to and excellent road connectivity.

£833 Per Calendar Month

Unit 9, Shelley Farm Shelley Lane, Ower, Romsey, Hampshire, SO51 6AS

Unit 9 at Shelley Farm is a converted agricultural building and offers flexible commercial space, suitable for a range of businesses. Situated within a unique rural location without compromising road connectivity, the property would be perfect for meeting with clients. The Unit comprises two open plan areas, a kitchenette, WC and ample parking.

Location

Shelley Farm is situated on the outskirts of the village of Ower, only a short drive from the village of Lyndhurst and the market town of Romsey. The larger city of Southampton, situated within 10 miles of the property, provides access to a mainline railway station to London Waterloo. Shelley Lane leads to the A36, Salisbury Road and the M27 lies within 1.5 miles of the property.

Romsey 4 miles | Lyndhurst 7.5 miles | Southampton 9.5 miles
Mileages approximate.

Terms

The premises are available on a flexible lease for a term by arrangement and subject to regular rent reviews.

Accommodation and Rent

Unit 9 extends to approximately 68 sqm (731 sqft).
Rent £10,000 per annum excluding VAT and all outgoings.
Payable monthly in advance.

Viewing

Strictly by appointment with BCM Wilson Hill.



Business Rates

Business rates will be payable by the tenant. Small Business Rates Relief may apply.

VAT

VAT will be chargeable.

Legal Costs

Each party will be responsible for their own legal costs incurred.

Parking

Ample on site parking.

EPC

EPC Rating TBC

Services

Water and sewerage included within the rent.
Mains water.
Superfast internet available, according to Ofcom.
Mobile coverage limited, according to Ofcom.
The property has electric heating.

Local Authority

New Forest National Park Authority
<https://www.newforestnpa.gov.uk/>
01590 646 600



Important Notice

BCM Wilson Hill and their client give notice that: -
They have no authority to make or give any representation or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of facts.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily planning, building regulation or other consents and BCM Wilson Hill has not tested any services, equipment or facilities. Enquirers must satisfy themselves by inspection or otherwise. Particulars prepared October 2024.