
FOR SALE

**Units 3 4 & 5 Mill Court, The Sawmills
Durley S032 2EJ**

Self Contained Offices in Rural Setting

**1,716 - 5,509 Sq Ft
(159 - 512 Sq M)**

Units 3 4 & 5 Mill Court, The Sawmills, Durley S032 2EJ

DESCRIPTION

The property comprises a terrace of 3 office buildings that have been combined to provide one single office unit. The offices can be taken as a whole or as separate smaller units. The offices benefit from perimeter trunking and a suspended ceiling with diffused lighting, separately controlled A/C units, with a mixture of open plan and cellular office space. Across the 3 units, there are toilets, a shower, kitchenettes with break out space. There is also generous parking for up to 21 vehicles.

- ✓ Ground & First Floor Offices
- ✓ WC, Shower & Kitchenette Facilities
- ✓ Separately Controlled A/C Units
- ✓ Rural & Quiet Office Environment
- ✓ Concrete Floor with Perimeter Trunking
- ✓ Suspended Ceilings
- ✓ Cat 2 Lighting
- ✓ Generous Parking



ACCOMMODATION

Net Internal Areas	sq ft	sq m
Unit 3	1,716	159
Unit 4	1,855	172
Unit 5	1,938	180
Total	5,509	512

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

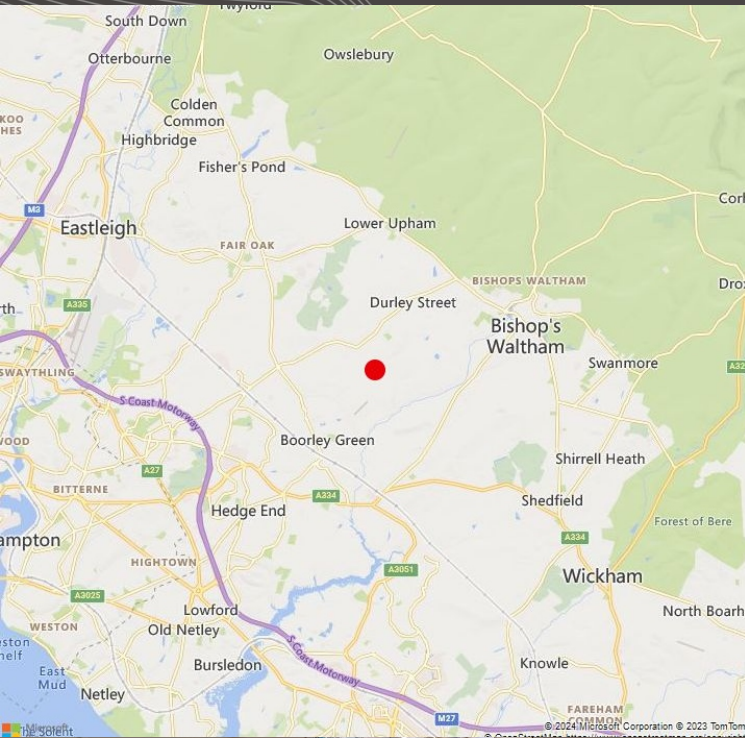
Price on application.

EPC

The Energy Performance Certificate Ratings are:
Unit 3 - C 54, Unit 4 Ground Floor - C 70, Unit 4 First Floor - D 83 & Unit 5 - C 65



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LOCATION

Durley is located approximately 3 miles of J7 of the M27, offering easy access to Southampton, Portsmouth, Winchester and Bournemouth. Bishop's Waltham is located approximately 2 miles from Durley and provides local amenities and access to the M3 and A34. Mill Court offers modern, self contained, barn style offices with landscaped surroundings in a rural setting.



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
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