



*At home in Alresford*

# Studio 49 26 The Dean

ALRESFORD, HAMPSHIRE, SO24 9AZ

**Asking Rent £ 11,000 PCM**

Top Floor Split Level Office,

Toilet and Shower

Two Parking Spaces

No Rent for First Month



An unique opportunity to rent the top floor of this modern commercial building within a short walk of West Street in Alresford.





Upon entering, there is a staircase to a half landing, with doors through to two rooms. Steps lead up to an office/store room, with a further door through to the naturally well lit main space. This room has been sub-divided to create two further rooms, along with a shower room and WC.

There are two parking spaces, one to the rear, and another at the front.

On the ground floor, there are shared kitchen facilities and another toilet.

The heating and water costs are shared with the other business, based in the ground floor office.

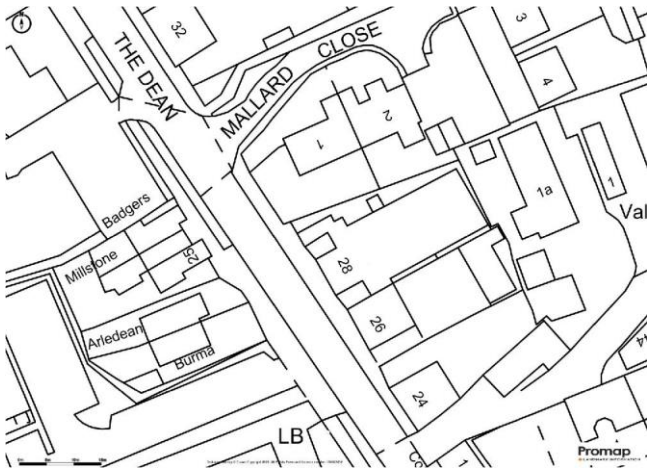
#### Terms

The Property is available on a leasehold basis, on terms to be agreed, for a rent of £11,000 pa

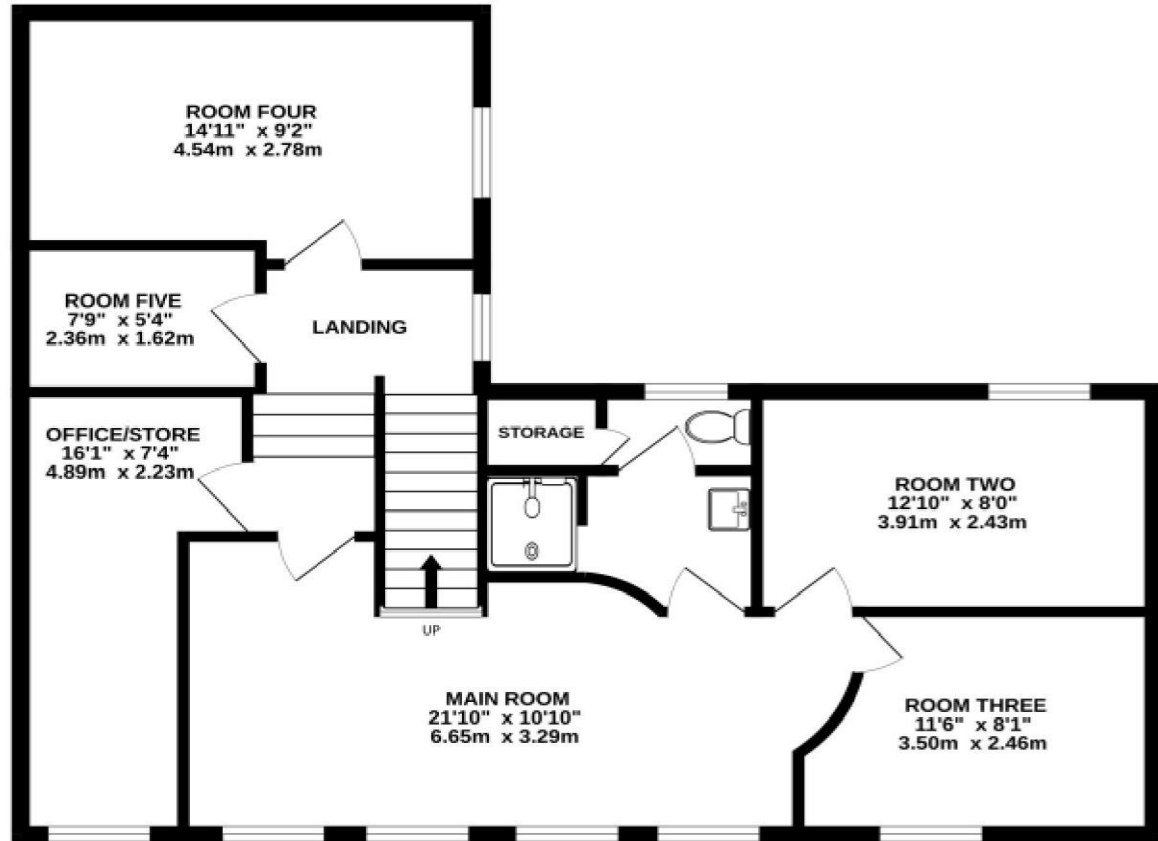
#### Business Rates

Current rateable value £8,700pa (Any intended lessee must satisfy themselves as to the accuracy of this information via Winchester City Council)





FIRST FLOOR  
790 sq.ft. (73.4 sq.m.) approx.

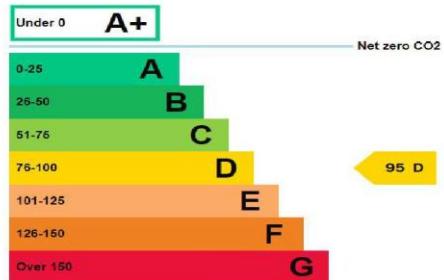


TOTAL FLOOR AREA: 790 sq.ft. (73.4 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Energy rating and score**

This property's current energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

