



SHIRE HOUSE

FLEXIBLE WORKSPACE
IN THE HEART OF OVERTON



SHIRE HOUSE IS POSITIONED IN THE HEART OF OVERTON.

Offering community focussed workspaces with all-inclusive rents and complimentary WiFi.

Come join our vibrant family of local businesses!

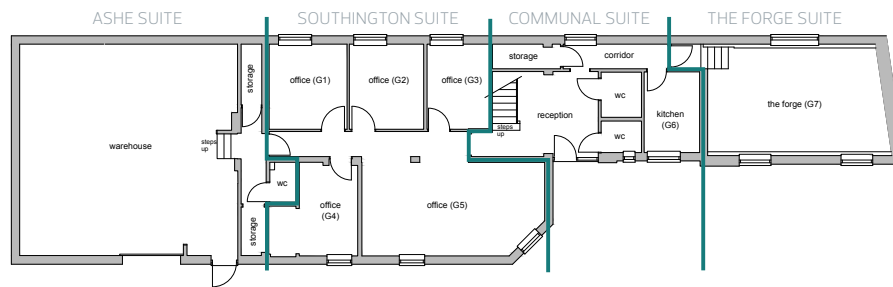




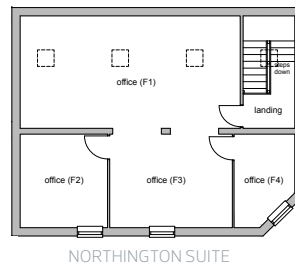
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Ground Floor Plan



First Floor Plan



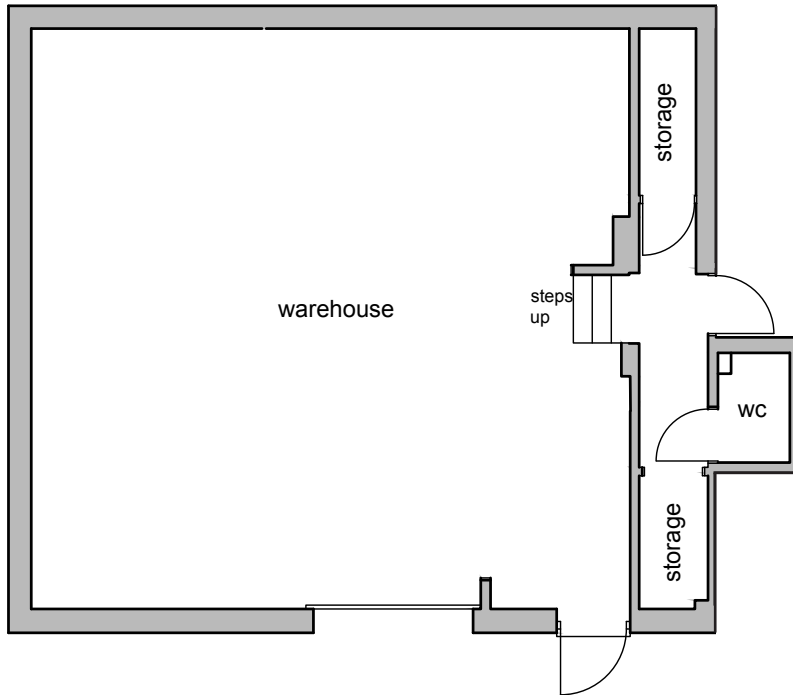
Shire House provides flexible workspace in the heart of Overton, one of Hampshire's most desirable and vibrant villages.

For centuries Overton has played an important role in the economy of the area, from early sheep farming to the development of paper making by Henry de Portal in 1712.

Shire House has played its part too. Our Forge suite dates to the 1700's when the blacksmith would shod the horses from the London to West Coast stage coaches. A commercial history we are very proud to continue today.

We welcome you to join us at Shire House.

ASHE SUITE

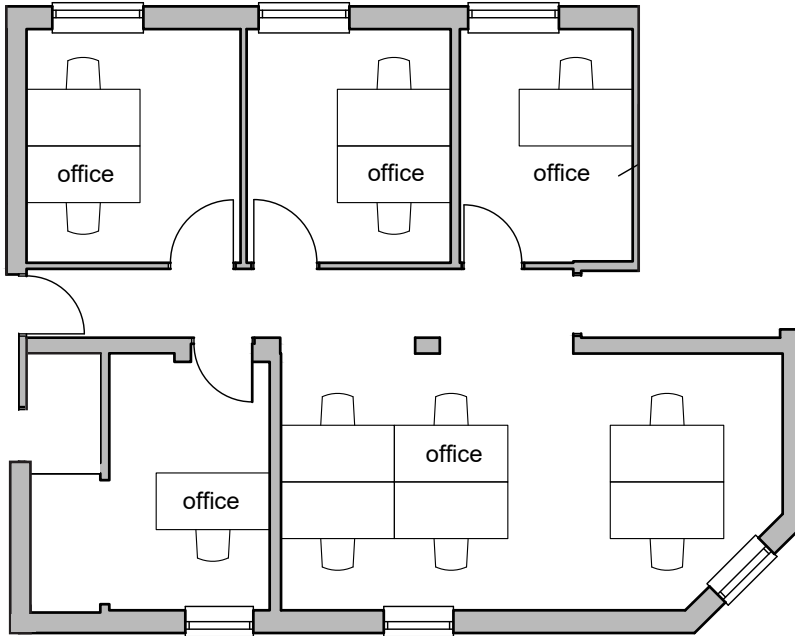


"The village has a great range of pubs and coffee shops so there's always somewhere for an impromptu business meeting."

ASHE SUITE Ground Floor

The source of the River Test rises in the nearby hamlet of Ashe. The river has been essential to the prosperity of Overton and essential to the establishment of several historic fulling mills and silk mills in the area.

	W (m)	D (m)	SQM	SQFT
Warehouse	9.5	9.2	87.4	940.8
Mezzanine			14.7	158.2
Storage	1.0	9.2	9.2	99.0
WC	1.0	1.7	1.7	18.3
TOTAL			113.0	1,216.3



"The location has easy access for M3 & A34 and with the train station we can be in London within an hour."

SOUTHINGTON SUITE

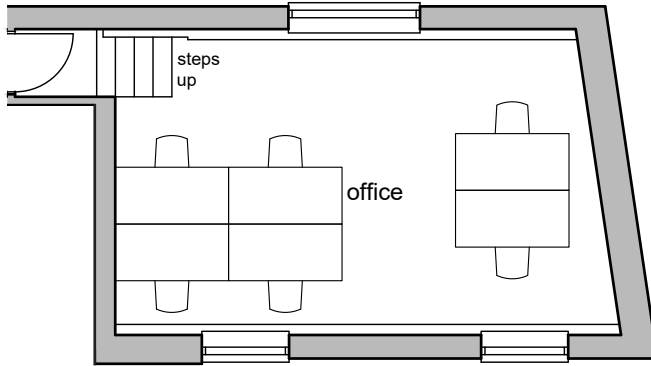
Ground Floor

The Southington Suite is a ground floor office space of approx. 51sqm, consisting of five partitioned offices, each with their own secure access, natural light and modern suspended ceilings with modular LED lighting.

The suite is available as a whole or in part to suit individual requirements.

	W (m)	D (m)	SQM	SQFT
Office	2.7	3.0	8.1	87.2
Office	2.6	3.0	7.8	84.0
Office	2.2	3.0	6.6	71.0
Office	1.1	1.7		
Alcove	2.0	3.2	8.3	89.0
Office	6.4	3.2	20.1	217.0
TOTAL			50.9	548.0

THE FORGE SUITE



"Overton has such a great community spirit - it doesn't feel like I'm going to work!"

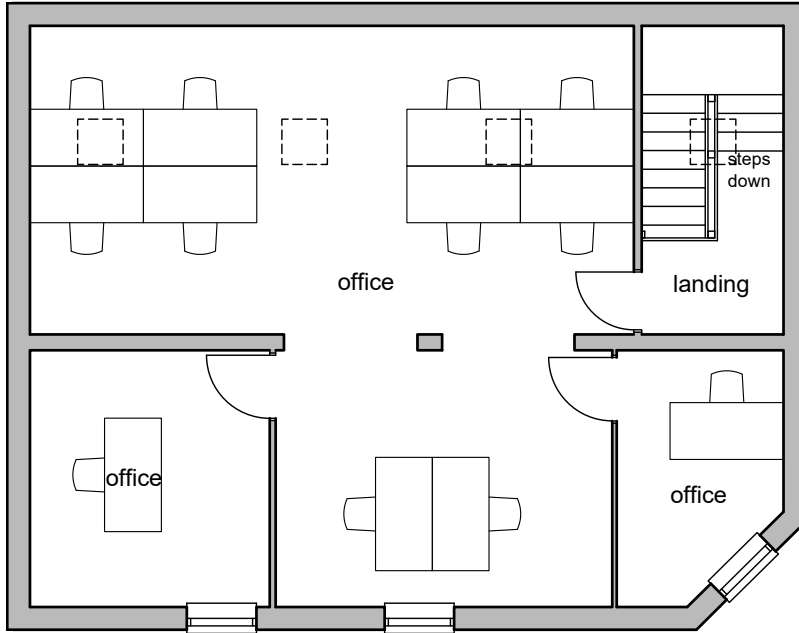
THE FORGE SUITE

Ground Floor

The Forge has been an historic workspace since the 1700's, when the local Blacksmith carried out his trade for the London to West Coast stage coach.

The Forge consists of a characterful ground floor office space of approx 25sqm (272ft²), featuring vaulted ceilings and exposed roof timbers, the South facing windows provide for a bright working environment.

	W (m)	D (m)	SQM	SQFT
Office	6.0	4.0	24.0	258.0
TOTAL			25.2	271.0



"Shire House is so convenient!
I can do the school run and
walk to work - it's the perfect
work/life balance."

NORTHINGTON SUITE

First Floor

The Northington Suite is an open plan first floor office space of approx. 60sqm, featuring two partitioned offices, roof lights and South facing windows allowing plenty of natural light.

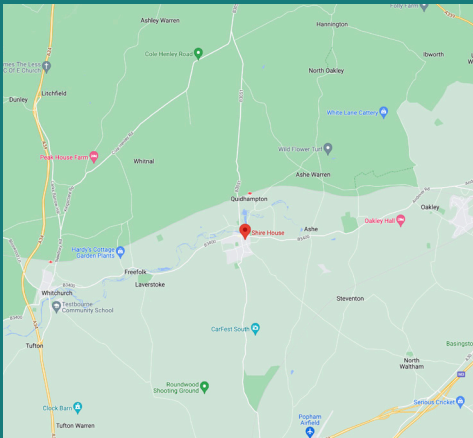
The suite is available as a whole or in part and could be further partitioned to suit specific needs.

	W (m)	D (m)	SQM	SQFT
Office	7.7	3.9	30.0	323
Office	3.0	3.2	9.6	103
Office	4.3	3.2	13.8	148
Office	2.1	3.2	6.7	72
TOTAL			60.1	646



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In Hampshire



In Overton

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