

# TO LET: FLEXIBLE RURAL SPACE



Old Salisbury Lane Offices, Old Salisbury Lane, Romsey,  
Hampshire SO51 0HE

Approximately 1,000 sqft (102.19 sqm)

Wonderful rural location | On site parking | Excellent road access

TO RENT ON FLEXIBLE TERMS

£13,200 per annum (plus VAT)

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## LOCATION

Old Salisbury Lane Offices are set in a wonderful rural location, on the outskirts of the market town of Romsey. This office space offers the opportunity for working in a rural location without compromising road connectivity. Southampton, which offers excellent rail, air and road links is located approximately 10 miles south of the Office.

Romsey 1 mile, Winchester 12.9 miles.

## DESCRIPTION

Old Salisbury Lane Offices offer a peaceful rural workspace with excellent road access. The Office has been converted to a high standard from a former farm building and comprises three rooms, WCs and a kitchen. The office benefits from ample parking.

## ACCOMMODATION AND RENT

Old Salisbury Lane Offices extend to approximately 1,100 sq ft. (102.19 sq m.)

**Rent £13,200 PAX excluding VAT and all outgoings.**  
**Payable monthly in advance.**

## BUSINESS RATES

Business rates will be payable by the tenant to Test Valley Borough Council. Small Business Rate Relief may apply.

## TERMS

The premises are available immediately on an internal maintaining and repairing lease for a term by arrangement and subject to regular rent reviews.

## AVAILABLE FROM MID JULY 2024

## LEGAL COSTS

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

## CONTACT

**Sarah Orr** t 01962 765 073  
e [sorr@bcm.co.uk](mailto:sorr@bcm.co.uk)

**Louisa Watson Smith** t 01962 765 075  
e [lwatsonsmith@bcm.co.uk](mailto:lwatsonsmith@bcm.co.uk)

## EPC

Rating E

## LOCAL AUTHORITY

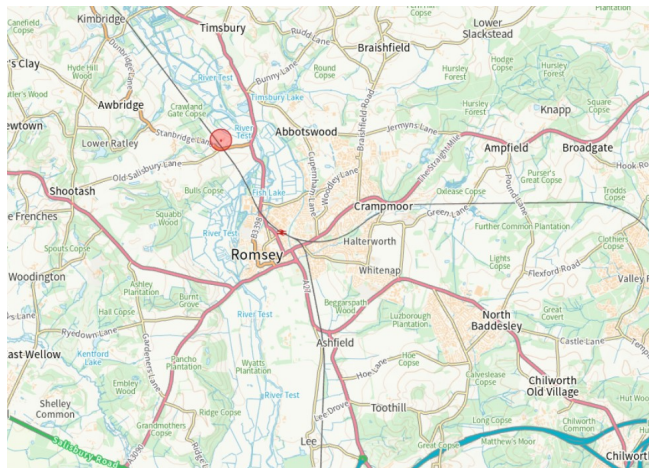
Test Valley Borough Council  
t 01794 527700 w [testvalley.gov.uk](http://testvalley.gov.uk)

## VIEWINGS

Strictly by appointment with BCM LLP.

## DIRECTIONS

From the A3057, take the turning opposite The Duke on the Test public house onto Old Salisbury Lane. Continue along Old Salisbury Lane for 0.4 of a mile and take the turning on the left hand side to continue on Old Salisbury Lane. Then follow the road for 200 feet and the office will be on your right hand side.



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## WINCHESTER

BCM, The Old Dairy, Winchester Hill, Sutton Scotney,  
Winchester, Hampshire SO21 3NZ  
T 01962 763 900 E [info@bcm.co.uk](mailto:info@bcm.co.uk)

## ISLE OF WIGHT

BCM, Red Barn, Cheeks Farm, Merstone Lane,  
Merstone, Isle of Wight PO30 3DE  
T 01983 828 805 E [iow@bcm.co.uk](mailto:iow@bcm.co.uk)

## OXFORD

BCM, Sunrise Hill Yard, East Ilsley,  
Newbury RG20 7LY  
T 01865 817 105 E [oxford@bcm.co.uk](mailto:oxford@bcm.co.uk)