



# NINE MILE WATER FARM

Stockbridge Road, Nether Wallop, Stockbridge, Hampshire,  
SO20 8DR

TO LET

£13,200 Per Annum



# Nine Mile Water Farm

Stockbridge Road, Nether Wallop, Stockbridge, Hampshire, SO20 8DR

## \*FLEXIBLE TERMS AND INCENTIVE PACKAGE\*

Nine Mile Water Farm is an attractive courtyard of former farm buildings with the Wallop Brook running by. Unit 1 provides a smart space with plenty of character comprising two floors of office space, a kitchen and two WC's. The office has CAT 5 cabling, underfloor heating, superfast broadband (70-100 mbps upload and download) and ample parking.

### Location

Nine Mile Water Farm is an attractive courtyard of former farm buildings with the Wallop Brook running by. The offices have been sympathetically converted and offer an aesthetically pleasing environment to work from and invite clients to. Situated in close proximity to the picturesque town of Stockbridge, Unit 1 offers an excellent opportunity to work in an idyllic location, without compromising excellent connectivity and local services. Stockbridge 3.5 miles, Salisbury 11 miles, Winchester 13 miles

### Accommodation and Rent

The unit extends to 1,216 ft<sup>2</sup> (113 m<sup>2</sup>) and is available as a whole.  
The Rent is £13,200 per annum plus VAT

### Business Rates

Business Rates will be payable by the tenant to Test Valley Borough Council.  
Rateable Value—£14,000

### EPC

Rating - TBC

### Legal Costs

Each party will be responsible for their own legal costs.

### Terms

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

The rent is exclusive of all outgoing and VAT and will be payable monthly in advance.

### Contact

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BCM LLP, The Old Dairy, Sutton Scotney, Winchester, Hampshire SO21 3NZ

### Local Authority

Test Valley Borough Council  
t 01264 368 000 w [testvalley.gov.uk](http://testvalley.gov.uk)

### Viewings

Strictly by appointment with BCM.

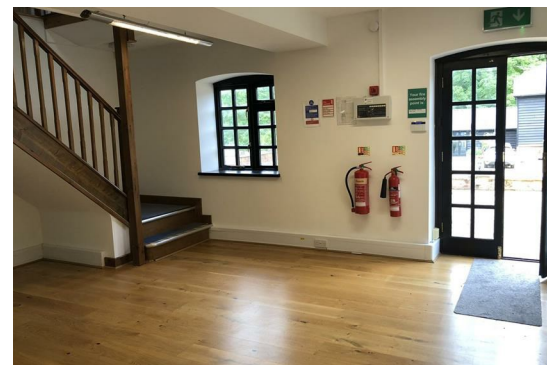
### Directions

From Stockbridge follow the A30 west for approximately 3.5 miles and you will find Nine Mile Water Farm on the left hand side of the road.

From Salisbury follow the A30 east for approximately 11 miles and you will find Nine Mile Water Farm on the right hand side of the road.

### What3Words

///helm.northward.lavender



## Nine Mile Water, Unit 1

Approximate Net Internal Area  
Total = 1216 Sq Ft / 113.00 Sq M



PROPERTY  
FOCUS

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This plan is for illustrative purposes only and is not to scale. If specified, the Net Internal Area (NIA), dimensions and the size and placement of features are approximate and should not be relied on as a statement of fact. Whilst not an exhaustive list, the NIA excludes internal walls (unless non-structural within sole occupancy tenancy), stairwells, toilets and shared corridors but includes kitchens. No guarantee is given for the NIA and no responsibility is taken for any error, omission or misrepresentation.



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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### IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Landlord give notice that:

- 1: These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact
- 2: Applicants must rely on their own enquiries by inspection or otherwise on all matters
- 3: The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties in relation to this property
- 4: Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are include in the let nor with regards to parts of the property which have not been photographed
- 5: Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order- nor have BCM Wilson Hill tested them

### Commercial - Winchester

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