

# TO LET COMMERCIAL UNIT



## Unit 2A, Nine Mile Water Business Park Nether Wallop, Hampshire, SO20 8DR

- Beautiful rural location
- Superfast broadband via a leased line
- Ample parking

Approximately 591 ft<sup>2</sup> ( 54.90 m<sup>2</sup>)

To rent on flexible terms

**£7,450 Per Annum**

# Unit 2A, Nine Mile Water Business Park Nether Wallop, Hampshire, SO20 8DR

Unit 2A provides a smart space with plenty of character comprising one open plan commercial space with a kitchenette and WC. The Unit has CAT 5 cabling, 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 2A 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

## DESCRIPTION

Unit 2A provides a smart space with plenty of character comprising one open plan commercial space with a kitchenette and WC. The Unit has CAT 5 cabling, heating, superfast broadband (70-100 mbps upload and download) and ample parking.

## ACCOMMODATION AND RENT

The unit extends to 591 ft<sup>2</sup> (54.90 m<sup>2</sup>) and is available as a whole. The Rent is £7450 per annum plus VAT (£620 pcm plus VAT).

## BUSINESS RATES

Business Rates will be payable by the tenant to Test Valley Borough Council.

## EPC

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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## LOCAL AUTHORITY

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

## VIEWINGS

Strictly by appointment with BCM Wilson Hill.

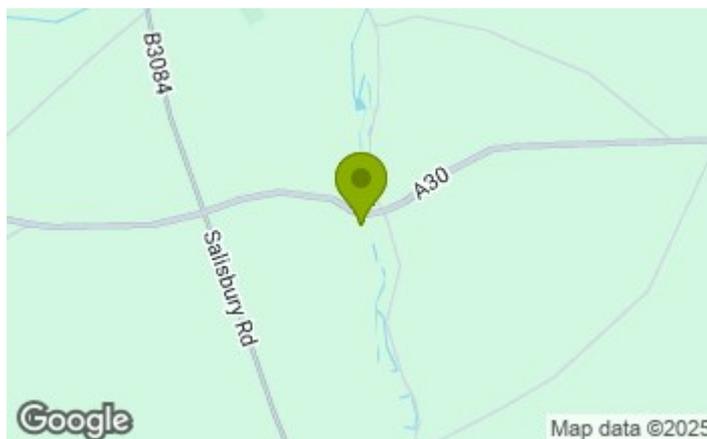
## DIRECTIONS

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

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### Important Notice

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