

# TO LET COMMERCIAL UNIT



Unit 4, Nine Mile Water Farm Nether Wallop, Stockbridge,  
Hampshire, SO20 8DR

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

Attractive courtyard of sympathetically converted former agricultural buildings

1,839 sq.ft. (170.80 sq.m) | open plan flexible space | Idyllic location  
Suitable as an office or for storage.

**£18,390 Per Annum**

# Unit 4, Nine Mile Water Farm Nether Wallop, Stockbridge, Hampshire, SO20 8DR

Unit 4 provides a smart space with plenty of character comprising two open plan offices, a kitchen and three WC's. The office has CAT 5 cabling, heating, superfast broadband (70-100 mbps upload and download) and ample parking.

## Full Description

Unit 4 provides a smart space with plenty of character comprising two open plan offices, a kitchen and three WC's. The office 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 4 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

## 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 outgoings and VAT and will be payable monthly in advance.

## Viewing

Strictly by appointment with BCM.

## Rates

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

Rateable Value—£18,500



## Legal Costs

Each party will be responsible for their own legal costs.

## Accommodation and rent

The unit extends to 1,839 ft<sup>2</sup> (170.80 m<sup>2</sup>) and is available as a whole. The Rent is £18,390 per annum plus VAT (£1,532 pcm plus VAT).

## EPC

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## Contact

Sarah Orr

e [sor@bcmwilsonhill.co.uk](mailto:sor@bcmwilsonhill.co.uk) t 01962 765 073

Louisa Watson-Smith

e [lws@bcmwilsonhill.co.uk](mailto:lws@bcmwilsonhill.co.uk) t 01962 765 075

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

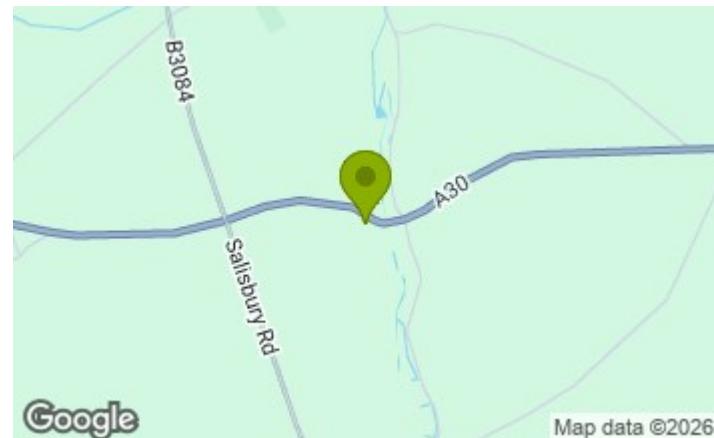
## Directions

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

## What3Words

///footpath.heightens,tweaked



## Important Notice

BCM Wilson Hill and their client give notice that: -

They have no authority to make or give any representation or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of facts.

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