



TO LET

Office With Parking
162 sq ft (15.58 sq m)

- Shared Kitchen & Toilet Facilities
- Communal Reception Area
- Rent inclusive of Utility Bills
- Newly Decorated
- Ample Parking
- Shared Garden Area
- Within a Secure Gated Office Complex

2 Clarendon Court, Hampshire

Office 6, 2 Clarendon Court, Over Wallop, SO20 8HU

LOCATION

Over Wallop benefits from good road communications with access via the A343 to the A303, A34 and M3 motorway. Comprehensive facilities can be found in the neighbouring town of Andover about 7.5 miles distant and Cathedral cities of Salisbury and Winchester are 12 and 16 miles respectively.

The office is within a secure gated office complex in Over Wallop village. Over Wallop amenities include a public house and village shop/post office.

DESCRIPTION

The office is situated within a single storey brick-built services office building. There is a communal reception area (unmanned), kitchen and male and female WCs (shaded purple on the floorplan), a shared garden area and unallocated parking. The office has been newly redecorated, has LED lighting and electric heating.

PLANNING

Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Test Valley Borough Council, Beech Hurst, Weyhill Road, Andover, SP10 3AJ. Tel: 01264 368000.

ACCOMMODATION

Office 6 **162 sq ft** (15.58 sq m)

Money Laundering Regulations Purchasers/Tenants will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

LEASE TERMS

Office available on flexible licence with one month notice to terminate. Rent is payable in advance on the 1st of every month.

RENT

£373 per calendar month inclusive of all utility bills.

VAT

VAT is not payable on the rent.

BUSINESS RATES

Rateable Value: £2,650.*

Rates payable for year ending 31/03/27:
£1,012.00.**

*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

**This property may qualify for Small Business Rates Relief.

SERVICES

Mains electricity, water and drainage available.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

ENERGY PERFORMANCE

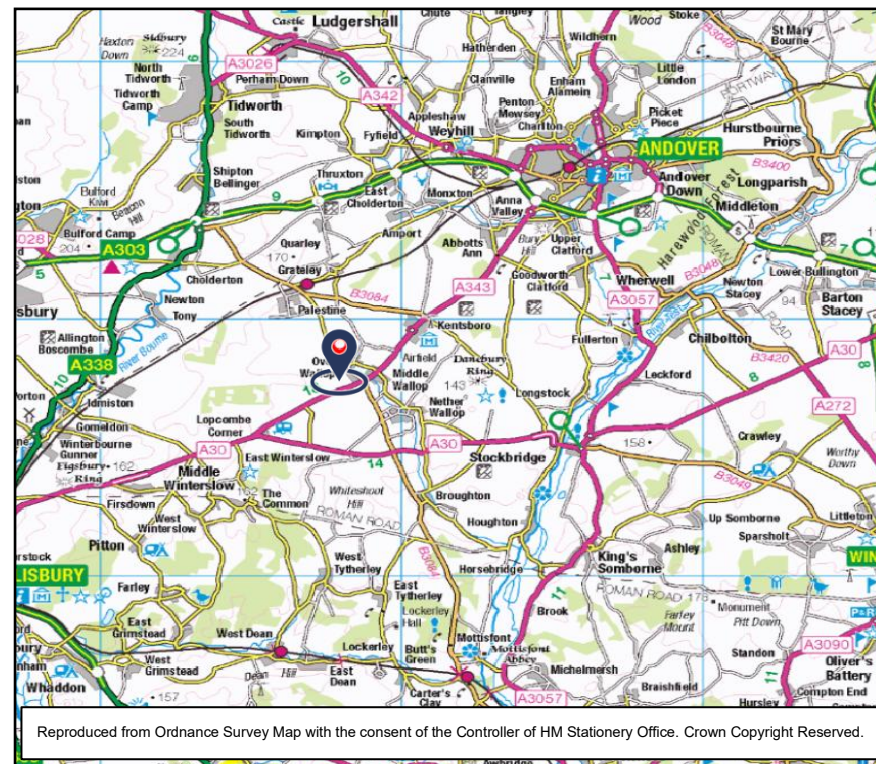
The property has an EPC rating of E112.

VIEWING

Strictly by appointment only.

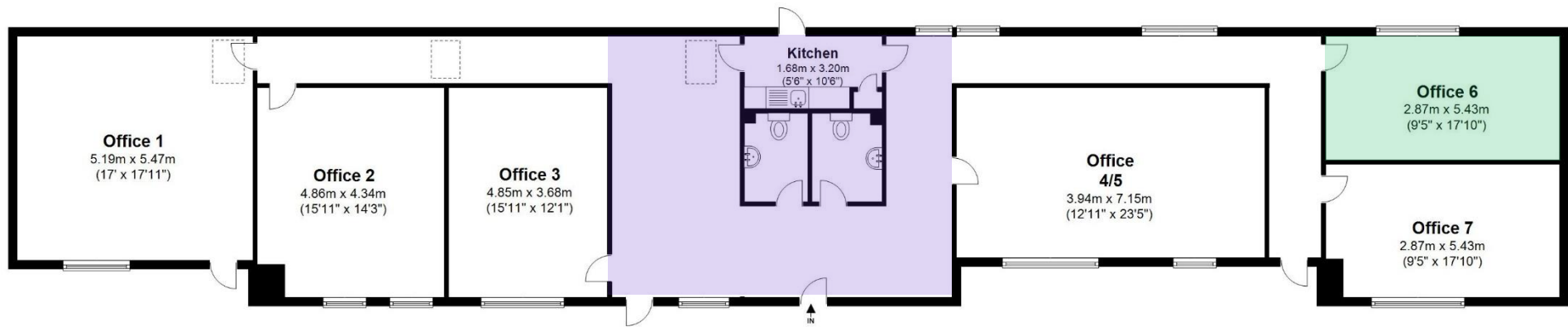
Ref: DGHS/LH/A1324

Code for Leasing Business Premises As an RICS Regulated firm we adhere to the Code for Leasing Business Premises, which recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through the RICS web-site, www.rics.org.



Disclaimer Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that:- i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.

2 Clarendon Court, Over Wallop - Floorplan



The office to let is coloured green.

The shared reception area and kitchen/toilet facilities are coloured purple.