

# TO LET COMMERCIAL UNIT



3 Stable Office, Corhampton Lane Farm Corhampton Lane,  
Southampton, Hampshire, SO32 3NB

- Leased internet line • Flexible commercial space • Ample parking

Approximately 900 sq.ft. (83.61 sq.m.)

**£10,800 Per Annum**

# 3 Stable Office, Corhampton Lane Farm Corhampton Lane, Southampton, Hampshire, SO32 3NB

## \*FLEXIBLE TERMS\*

Office Three at Corhampton Lane Farm offers attractive rural space within a peaceful courtyard setting. It is located in close proximity to the village of Meonstoke in the beautiful South Downs National Park and has been converted to a high standard from a former farm building. The office is arranged over two floors and benefits from modern lighting, Cat 5 cabling, heating and air conditioning on the first floor.

The office also benefits from a leased internet line, kitchen facilities, WC and ample on-site parking.

### Location

Corhampton Lane Farm is located close to the village of Corhampton in the beautiful South Downs National Park. It is approximately 10 miles south east of Winchester and only 4 miles to Bishop's Waltham. Southampton, which has excellent rail, air and road links is 15 miles south.

### Accommodation and Rent

The office extends to 900 sq.ft (83.61 sq.m.). Rent £12,600 PAX excluding VAT and all outgoings and will be payable monthly in advance.

### Service Charge

The service charge for this office is £900 per annum.

### Business Rates

Rates will be payable by the Tenant to Winchester City Council. The rateable valuation for this office is £11,000.

### 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.

### Legal Costs

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

### EPC

Energy rating B

### Viewing

Strictly by appointment with BCM Wilson Hill.

### VAT

VAT will be payable.

### Local Authority

Winchester City Council  
t 01962 840 222 w winchester.gov.uk

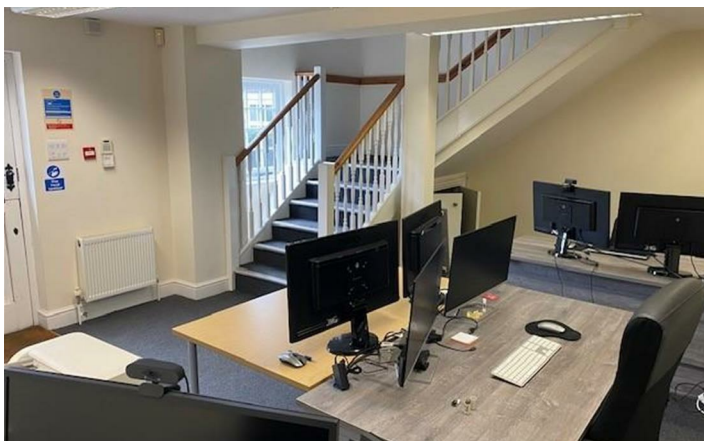
### What3Words

///wings.botanists.legwork

### Directions

From Winchester take the Morestead Road for about 10 miles until you reach a T junction then turn left onto the B3035. Corhampton Lane Farm will be on your left with a BCM Wilson Hill board outside.

From the West Meon Hut on the A32 travel south toward the village of Corhampton. At the roundabout take the right turn towards Bishops Waltham and the farm will be on your right with a BCM Wilson Hill board outside.



### 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.  
Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily planning, building regulation or other consents and BCM Wilson Hill has not tested any services, equipment or facilities. Enquirers must satisfy themselves by inspection or otherwise. Particulars prepared October 2024.