

# TO LET COMMERCIAL UNIT



## The Old Stables, Newdown Farm, Micheldever, Winchester, SO21 3BT

- Flexible commercial space • Great transport connections • Ample parking • Converted farm building

Approximately 1,505 ft<sup>2</sup> (139.85 sq.m.)

**£21,000 Per Annum**

# The Old Stables, Newdown Farm, Micheldever, Winchester, SO21 3BT

## \*FLEXIBLE TERMS\*

The Old Stables at Newdown Farm offers attractive rural space within a peaceful courtyard setting. It is located in close proximity to the village of Micheldever and has been converted to a high standard from a former farm building. The property is divided into two main open plan office spaces with a separate meetings room.

The office also benefits from kitchen facilities, W.C and ample on-site parking.

## Location

Located approximately 1 mile south of the village of Micheldever and having excellent road access being close to the M3, A34, A303 and accessed just off the A33. The office is approximately 6 miles from Winchester, 15 miles from Basingstoke and 17 miles from Southampton.

## Accommodation and Rent

The office extends to 1,505 sq.ft (139.85 sq.m.). Rent £ 21,000 PAX excluding VAT and all outgoings and will be payable monthly in advance.

## Service Charge

There is no service charge.

## Business Rates

Rates will be payable by the Tenant to Winchester City Council. The rateable valuation for this office is £22,000.

## 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 C.

## Viewing

Strictly by appointment with BCM Wilson Hill.

## VAT

VAT will not be payable.

## Local Authority

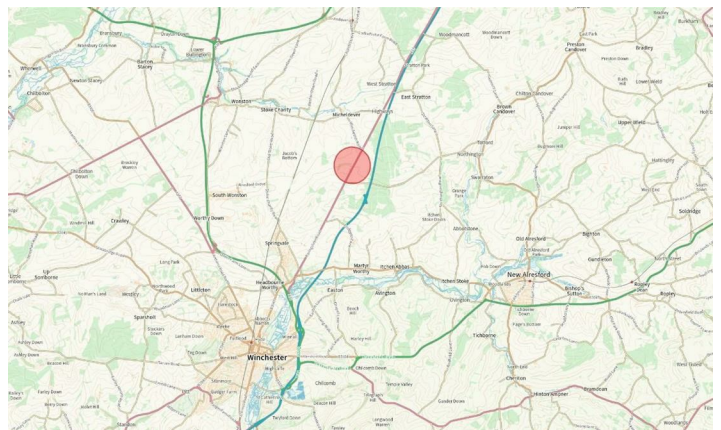
Winchester City Council  
t 01962 840 222 w winchester.gov.uk

## What3Words

///goose.ramp.vision

## Directions

From Winchester take the A33 towards Micheldever and Basingstoke. After about 6 miles from Winchester and past the turning on the right to Northington Down, take a turning to the left signposted Newdown Farm. Follow the drive round to the right and then to the left onto the courtyard tarmac parking area. The Old Stables is the unit on the right.



### 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.