TO LET
COMMERCIAL UNIT

BCM Wilson Hill



2 Stable Offices, Standon Road, Hursley, Hampshire SO21 2JH

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

Approximately 180 sq.ft (16.75 sq.m.).

£5,400 Per Annum

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FLEXIBLE TERMS

A former farm building converted to a high standard, providing well-presented office accommodation, together with a WC and shower room.

Location
Located off the A3090 near Hursley with convenient proximity to Winchester, the property has good communication links being close to the M27, M3 and A34. The property is approximately 3 miles south west of Winchester, 7 miles north east of Romsey and 8 miles from Southampton airport.

Accommodation and Rent
The office extends to 180 sq.ft (16.75 sq.m.).
Rent £ 5,400 PAX excluding VAT and all outgoings and will be payable monthly in advance.

Amenities
2 Stable Office benefits from electricity, electric heaters and a good internet download speed.

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 Wilson Hill.

Rates
The rateable value for Stable Offices 1 and 2 is £10,000, as assessed by Winchester City Council. Business rates will be payable by the Tenant and apportioned between the two offices. Small Business Rates Relief may be available, subject to eligibility. For further information, please contact the agent.

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

Parking Notes
Ample off road parking.

EPC
Exempt due to size.

VAT
VAT will be payable.

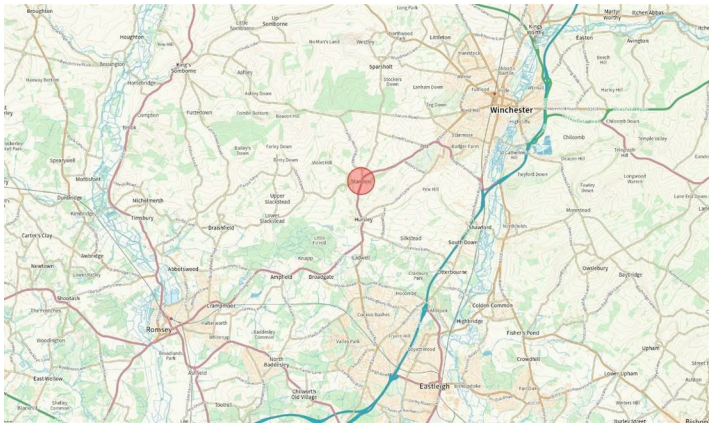
Local Authority
Winchester City Council
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What3Words
///apart.tramps.marathon

Directions
From Winchester take the A3090 towards Hursley and Romsey from the Badger Farm roundabout. After approximately 2 miles turn right into Merdon Castle Lane, signposted Slackstead and Farley Chamberlayne. The offices are immediately on the right hand side of the road, either side of the entrance.





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.