TO LET
COMMERCIAL UNIT

BCM Wilson Hill



Unit 1, Pucknall Farm Dores Lane, Braishfield, Romsey, SO51 0QJ

• Flexible Commercial Space • Ample Parking • Climate Control • Stunning Rural Setting

Approximately 1140 sq.ft (106 sq.m)

£17,000 Per Annum

Unit 1, Pucknall Farm Dores Lane, Braishfield, Romsey, SO51 0QJ

Unit 1 enjoys a stunning rural setting while benefiting from excellent transport links to Romsey, Winchester and the wider motorway network. The property provides high-quality, modern office accommodation finished to a high standard, comprising predominantly open-plan office space together with separate private offices and meeting rooms. The unit further benefits from a kitchenette, two WCs and on-site parking.

Location
Located at Pucknall Farm, the office occupies a rural yet accessible position on the outskirts of Romsey, with road connections via the A3090, A27, M27 and M3. The property is approximately 3 miles from Romsey, 8 miles from Southampton and 11 miles from Winchester.

Accomodation and Rent
The unit extends to 1142 sq.ft (106 sq.m)
Rent £17,000 PAX excluding VAT and will be payable monthly in advance.

Service Charge
Service Charge will be payable - ask the agent for more details.

Business Rates
Rates will be payable by the Tenant to Test Valley Borough Council. The rateable valuation for this unit is £7,100

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 A

Viewing
Strictly by appointment with BCM Wilson Hill.

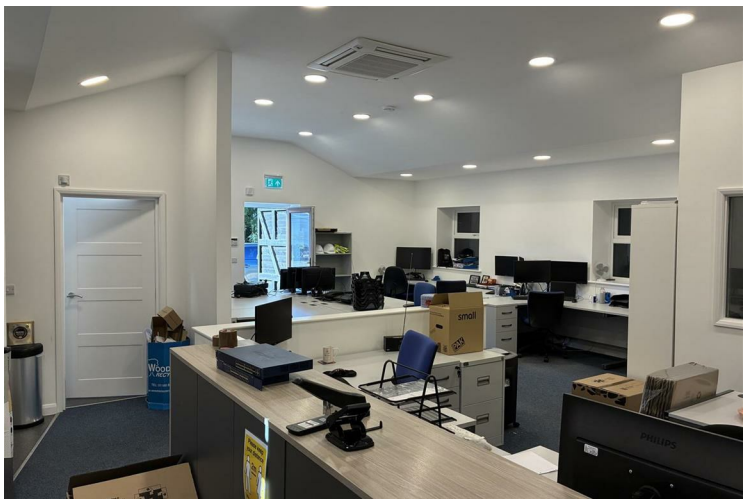
VAT
VAT is payable.

Local Authority
Test Valley Borough Council
t 01264 368000 w https://www.testvalley.gov.uk

Contact
Harry Judd
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e: hjudd@bcmwilsonhill.co.uk

What3Words
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Directions
From Romsey, proceed along the A3057 before turning onto Dores Lane. Continue for approximately 2 miles and the entrance to Pucknall Farm will be found on the left. Follow the internal farm road to the unit complex, where Unit 1 is 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.