



UNIT 3

Nine Mile Water Business Park, Nether Wallop, Hampshire,
SO20 8DR

TO LET

£47,550 Per Annum



Unit 3

Nine Mile Water Business Park, Nether Wallop, Hampshire, SO20 8DR

The unit is set in a wonderful rural locations with the opportunity to be based in a rural setting retaining good connections.

Situation

Nine Mile Water Farm is an attractive courtyard of former farm buildings with the Wallop Brook running by. The offices have been sympathetically converted and offer an aesthetically pleasing environment to work from and invite clients to. Situated in close proximity to the picturesque town of Stockbridge, Unit 3 offers an excellent opportunity to work in an idyllic location, without compromising excellent connectivity and local services.

Stockbridge 3.5 miles, Salisbury 11 miles, Winchester 13 miles.

Description

Unit 3 offers a spacious, open plan office setting holding ample character. The office is set over the ground floor with a reception hallway, kitchenette, board room and WC's. The office offers ample parking to the front of the Property.

Accommodation and Rent

The unit extends to 3,066 ft² (284.82 m²) and is available as a whole. The Rent is £47,550 per annum plus VAT (£3,962.50 pcm plus VAT).

Business Rates

Business Rates will be payable by the tenant to Test Valley Borough Council.

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.

Local Authority

Test Valley Borough Council
t 01264 368 000 w testvalley.gov.uk

Directions

From Stockbridge follow the A30 west for approximately 3.5 miles and you will find Nine Mile Water Farm on the left hand side of the road.

From Salisbury follow the A30 east for approximately 11 miles and you will find Nine Mile Water Farm on the right hand side of the road.

Viewings

Strictly by appointment with BCM Wilson Hill.

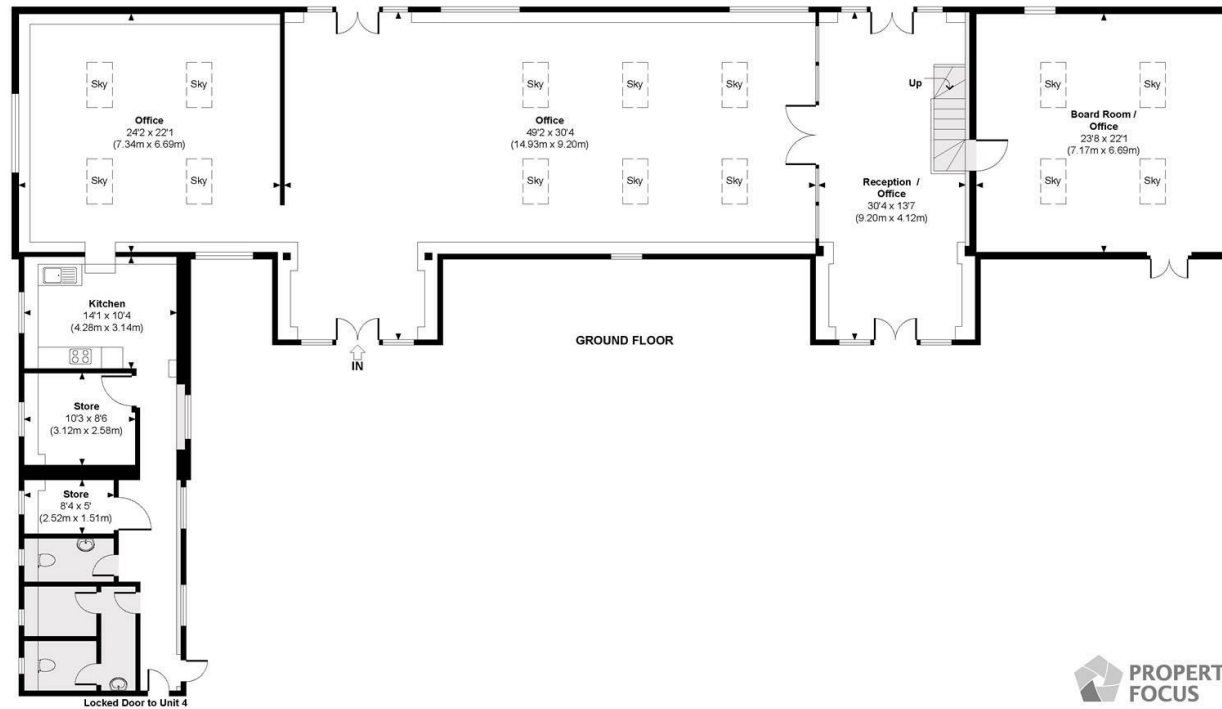
What 3 Words

///unite.renew.ponies



Nine Mile Water, Unit 3

Approximate Net Internal Area
Total = 3066 Sq Ft / 284.82 Sq M



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This plan is for illustrative purposes only and is not to scale. If specified, the Net Internal Area (NIA), dimensions and the size and placement of features are approximate and should not be relied on as a statement of fact. Whilst not an exhaustive list, the NIA excludes internal walls (unless non-structural within sole occupancy tenancy), stairwells, toilets and shared corridors but includes kitchens. No guarantee is given for the NIA and no responsibility is taken for any error, omission or misrepresentation.

IMPORTANT NOTICE

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- 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
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	34	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Commercial - Winchester

01962 763 900

commercial@bcmwilsonhill.co.uk

Offices at: Winchester | Petersfield | Isle of Wight | Oxford

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