

TO LET COMMERCIAL UNIT



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

- High speed internet • Flexible commercial space • Ample Parking

Approximately 1,060 sq.ft. (98.55 sq.m.)

£15,500 Per Annum

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FLEXIBLE TERMS

Office One at Corhampton Lane Farm offers versatile rural workspace within a peaceful courtyard setting. The property is conveniently located close to the village of Meonstoke, which provides a local shop and pub. Arranged over two floors, the office benefits from modern lighting, Cat 5 cabling, heating and air conditioning. The unit also has access to a leased-line internet connection, providing excellent speeds once connected.

The office benefits a kitchen and WC. Ample on-site parking is available.

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 1,060 sq.ft (98.55 sq.m.). Rent £15,960 PAX excluding VAT and will be payable monthly in advance.

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 outgoing and VAT 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 £14,250.



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.

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 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.

