

Bull Pens

Manor Farm, Itchen Stoke, Alresford, Hampshire SO24 0QT



Under conversion
ready October '11



Office unit
to rent

Bull Pens

Manor Farm, Itchen Stoke, Alresford, Hampshire SO24 0QT

First floor self contained office unit converted to a high standard between Itchen Stoke and Alresford. Available on a new lease with flexible terms and available in October 2011. On site parking.

DESCRIPTION

Located approximately 1.5 miles west of the Georgian town of Alresford and 6 miles to the east of Winchester. Amenities are also available in the village of Itchen Abbas. There is excellent road access being close to the M3, A31 and A34. Southampton airport is 17 miles. There is on site parking.

GENERALLY

The former bull pens at Manor Farm are currently being converted to an excellent standard of office accommodation and will be available in October 2011. The premises will be fully decorated and have modern lighting and CAT 5 cabling. The office is on the first floor, open plan and will have the benefit of a kitchenette, WC and mains gas heating. The site offers good parking.

AREA AND RENT

The office space will extend in total to about 67.62 sq m (728 sq ft)

Rent: £9,000 per annum plus VAT

The quoted rent is exclusive of VAT and of all outgoing, if applicable.

BUSINESS RATES

The rateable value is yet to be assessed. Rates will be payable by the Tenant to Winchester City 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 outgoing and VAT, which is applicable, and will be payable monthly in advance.

Important Notice:

BCM, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and BCM have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

LEGAL COSTS

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

LOCAL AUTHORITY

Winchester City Council Tel: 01962 840222

VIEWING

Strictly by appointment with BCM.

Tel: 01962 763900

Fax: 01962 763901

E: info@bcm.co.uk

DIRECTIONS

From Winchester take the B3047 through Kings Worthy, Martyr Worthy, Itchen Abbas and Itchen Stoke. The Bull Pens will be found on the left about 0.25 miles after passing the church in Itchen Stoke as indicated by the To Let board.

From Alresford take the Winchester road and turn right onto the B3047 to Itchen Stoke. After 0.5 miles the Bull Pens will be on the right hand side as indicated by the To Let board.

