

The Old Stables

Newdown Farm, Micheldever, Winchester, Hampshire SO21 3BT



Office unit
to rent

The Old Stables

Newdown Farm, Micheldever, Winchester, Hampshire SO21 3BT

Self contained office unit converted to a high standard near to the village of Micheldever. Available on a new lease with flexible terms and available now. On site parking.

DESCRIPTION

Located approximately 1 mile south of the village of Micheldever and having excellent road access being close to the M3, A34, A303 and accessed just off the A33. The office is less than 8 miles from Winchester, 17 miles from Andover and 15 miles from Basingstoke. Southampton airport is 20 miles. There is on site parking.

GENERALLY

A former farm building which has been converted to an excellent standard and provides office accommodation. The premises are fully decorated and have modern lighting and CAT 5 cabling. The property is divided into one main open plan office with separate board room. It has the additional benefit of a store area, kitchen and WC's. The site offers extensive parking.

AREA AND RENT

The office space extends in total to 126.75 sq m (1,364 sq ft)

Rent: £15,000 per annum

The quoted rents are exclusive of VAT and of all outgoings, if applicable.

BUSINESS RATES

The rateable value is £14,500. 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 outgoings and VAT, and will be payable monthly in advance.

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.

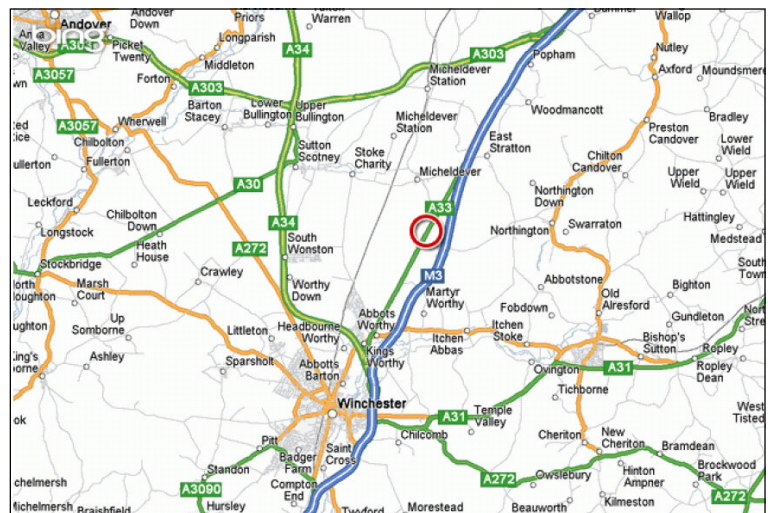
Tel: 01962 763900

Fax: 01962 763901

E: info@bcm.co.uk

DIRECTIONS

From Winchester take the A33 towards Micheldever and Basingstoke. After about 4 miles from Winchester and past the turning on the right to Northington Down, take a turning to the left signposted Newdown Farm. Follow the drive round to the right and then to the left onto the courtyard tarmac parking area. The Old Stables is the unit on the right.



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.