

The Turbine Barn office

Forton, Longparish, Hampshire, SP11 6NL



Office unit
to rent

with
fly fishing
available

The Turbine Barn

Forton, Longparish, Andover, Hampshire, SP11 6NL

A self contained office unit set on the banks of the River Test in the Hamlet of Forton. This is a well laid out unit with the unique opportunity of fly fishing available by negotiation.

DESCRIPTION

The Turbine Barn is a delightful single storey timber clad building under a thatch roof and set on the banks of the River Test but located only 5 miles from the centre of Andover. The unit benefits from excellent road access being only 0.5 miles from the A303 and 4 miles from the A34. In addition the major settlements of Winchester and Basingstoke are only 12 miles south and 15 miles east respectively. Southampton airport is less than 25 miles away. There is on site parking for approximately 7 cars.

GENERALLY

The Turbine Barn provides an excellent office space with a mainly open plan layout, and with a separate meeting room, kitchen, ladies and gents WC and off-street parking for up to seven cars included. The premises is fully decorated and benefits from phone and internet lines and night storage heaters. We understand from both landlord and tenant that broadband speeds are very good for such a rural location. The unit is available to let from the 7th May 2012.

AREA AND RENT

The office space extends in total to 88.7 sq. m. (955 sq. ft.)

Rent: £11,500 per annum

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

BUSINESS RATES

The rateable value is £8,500 with effect from 1st April 2010. 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 flexible 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.

There is an annual service charge of £600 payable quarterly in advance.

FISHING RIGHTS

In addition to the office unit, there is the unique opportunity to rent by separate negotiation the rights for up to five day rods and the associated two storey fishing hut suitable for corporate entertainment to the occupier of the Turbine Barn. Further details available on request.

LOCAL AUTHORITY

Test Valley Borough Council Tel: 01264 368000

VIEWING

Strictly by appointment with BCM.

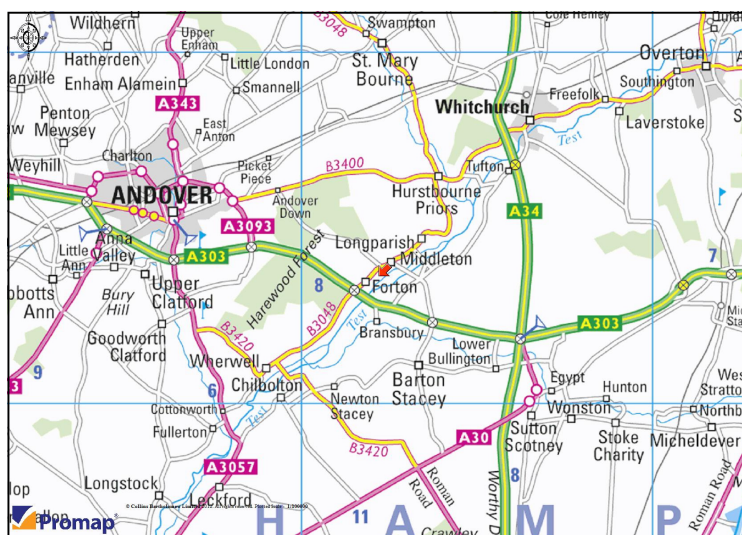
Tel: 01962 763900

Fax: 01962 763901

E: info@bcm.co.uk

DIRECTIONS

From Andover, head east on the A303 towards Basingstoke and exit onto the B3048 towards Longparish. After approximately 0.5 miles and before entering Longparish take the turning on the right hand side. Continue straight for a further 0.1 miles continuing around the bend and the barn is sign posted and located on the left hand side.



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