

**The Meadows, Dean Hill Park,
West Dean, Nr Salisbury, SP5 1EZ**

Detached Office Building

3869 sq ft

(359.46 sq m)

Super Fast Broadband Available

To Let



LOCATION

West Dean lies to the south east of Salisbury, approximately 10 miles from the City Centre. It is well located with connections to Romsey, 12 miles, and via the A36 to the M27 at Ower, 11 miles.

The mainline railway through Salisbury to Southampton has a regular stopping service at West Dean Station, within walking distance of the Park.

SITUATION

The Meadows is situated on Dean Hill Park, part of the redevelopment of former MOD buildings to provide workshop, warehouse and office space. Dean Hill Park provides an open parkland setting within a secure fenced site.

DESCRIPTION

The Meadows comprises a detached, single storey, modern office building within the picturesque setting of Dean Hill Park.

The building is situated at the entrance to Dean Hill Park and has central heating, perimeter trunking, fitted carpets and Category II lighting. The building is served by a fitted kitchen and male and female cloakrooms.

The building has allocated on site car parking, with 26 car parking spaces.

ACCOMMODATION

Main Office	2902 sq ft	(269.63 sq m)
Office 1	135 sq ft	(12.54 sq m)
Office 2	284 sq ft	(26.42 sq m)
Office 3	141 sq ft	(13.14 sq m)
Office 4	135 sq ft	(12.54 sq m)
Kitchen	156 sq ft	(14.45 sq m)
Server Room	116 sq ft	(10.74 sq m)
Conservatory Entrance	173 sq ft	(16.09 sq m)*
Male & Female WC's		
Total	3869 sq ft	(359.46 sq m)

* Conservatory entrance has been excluded from floor calculations.

LEASE TERMS

New flexible lease terms available. A service charge is payable for the maintenance and upkeep of the common areas of the Business Park.

RENT

£40,000 per annum exclusive.

VAT

VAT is payable on the rent.

BUSINESS RATES

Rateable Value: £29,250.*

Rates payable for year ending 31/03/18: £13,630.50.

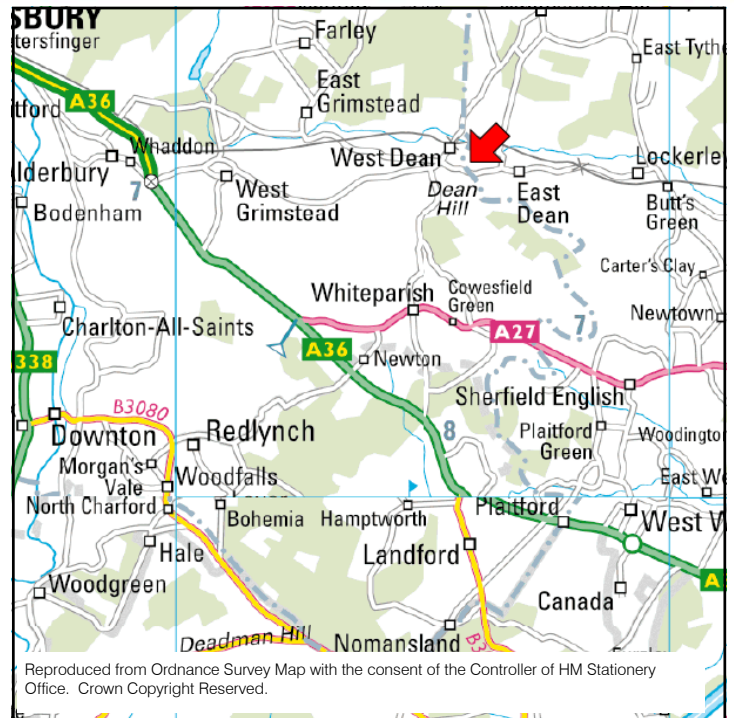
*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

SERVICES

Mains electricity, private water and drainage available.

BT Check: 80 mg Broadband.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.



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PLANNING

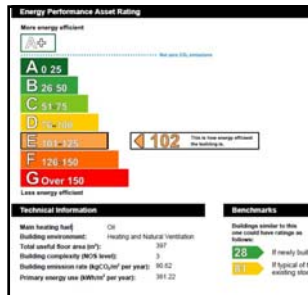
Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Test Valley Borough Council, Beech Hurst, Weyhill Road, Andover, SP10 3AJ. Tel: 01264 368000.

VIEWING

Strictly by appointment only. Please contact 01722 337577.

Ref: PH/DS/RW/JW/17124-M

ENERGY PERFORMANCE



Regulated by the RICS.



CODE OF PRACTICE

The Code of Practice on commercial leases recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the web-site: www.leasingbusinesspremises.co.uk.

DISCLAIMER

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