

**Unit 15, Great Workshop East,
Dean Hill Park, West Dean,
Nr Salisbury, SP5 1EY**

Factory/Warehouse Unit

4048 sq ft

(376.06 sq m)

To Let



LOCATION

West Dean lies to the south west 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

Great Workshop East lies on the northern edge of Dean Hill Park, part of the redevelopment of former MOD buildings to provide workshop, warehouse and offices. It is in an open parkland setting within a secure fenced site.

DESCRIPTION

The property comprises a substantial workshop/warehouse building with office extension. The building has the following features.

- Minimum eaves height 26' 11".
- Overhead crane.
- Sodium lighting.
- Roller shutter door.

ACCOMMODATION

Workshop/Warehouse	3526 sq ft	(327.56 sq m)
Office Extension	522 sq ft	(48.49 sq m)

LEASE TERMS

A new internal repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews. There is a service charge for the maintenance and upkeep of the common areas of the Business Park. Lessee to pay the lessor's proper legal costs in connection with the transaction.

RENT

£23,500 per annum exclusive.

VAT

Rent exclusive of VAT (if applied).

BUSINESS RATES

Rateable Value: £9,400.*

Rates payable for year ending 31/03/17: £4,539.60.

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

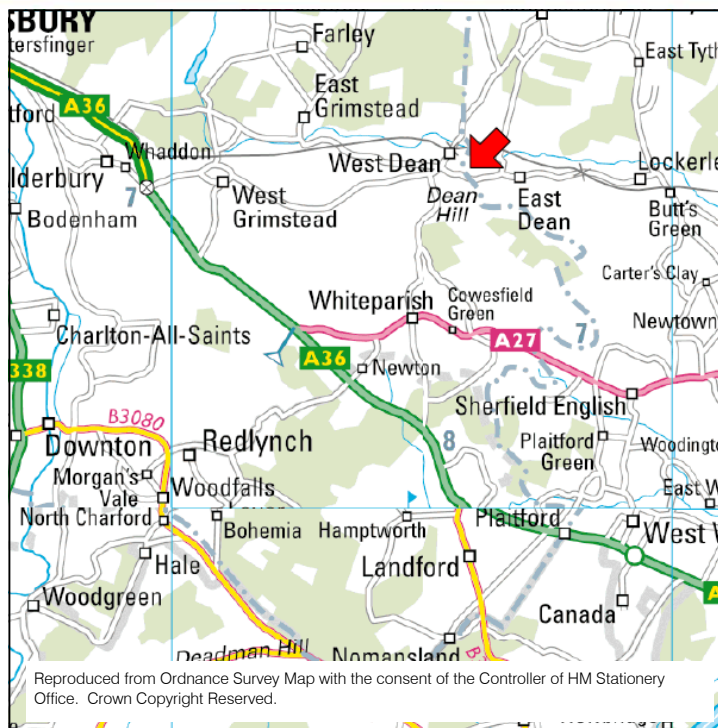
SERVICES

Mains electricity, private water and drainage available.

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

PLANNING

The unit has planning consent for B1 (light industrial), B2 (general industrial) and B8 (warehouse and distribution). 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.

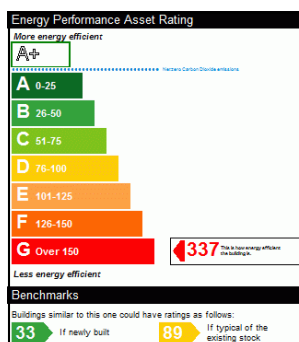


VIEWING

Strictly by appointment only.

Ref: PH/DS/JW/17124-15

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.lettingbusinesspremises.co.uk.

DISCLAIMER

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