

**The Courtyard, Dean Hill Park,  
West Dean, SP5 1EZ**

Workshop/Office Units

From 984 to 2017 sq ft

(91.41 to 187.38 sq m)

**To Let**

Super Fast Broadband Available



## 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 Courtyard 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 Courtyard comprises individual office and storage units in two terraces, arranged around a central parking courtyard. Unit 1 is fitted out to include suspended ceilings with recessed lighting, fitted carpets, oil fired heating and perimeter trunking. They are fitted with cloakroom facilities and some units have kitchens.

Unit 2 is a workshop/storage unit with up and over shutter doors. It has a WC facility. There is a generous courtyard area and allocated parking.

## ACCOMMODATION

### Unit 1

Offices	<b>871 sq ft</b>	(80.91 sq m)
Kitchen	<b>162 sq ft</b>	(15.05 sq m)
<b>Total</b>	<b>1033 sq ft</b>	<b>(95.97 sq m)</b>

### Unit 2

Offices/Workshop WC	<b>984 sq ft</b>	(91.46 sq m)
<b>Total</b>	<b>984 sq ft</b>	<b>(91.46 sq m)</b>

## LEASE TERMS

New flexible leases for terms to be agreed, subject to periodic upward only rent reviews. There is a service charge payable towards the upkeep and maintenance of the common areas of the Business Park.

## RENT

Unit 1	-	<b>Under Offer</b>
Unit 2	-	<b>£5,950 per annum exclusive.</b>

## VAT

Rent exclusive of VAT (if applied).

## BUSINESS RATES

To be assessed.\*

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

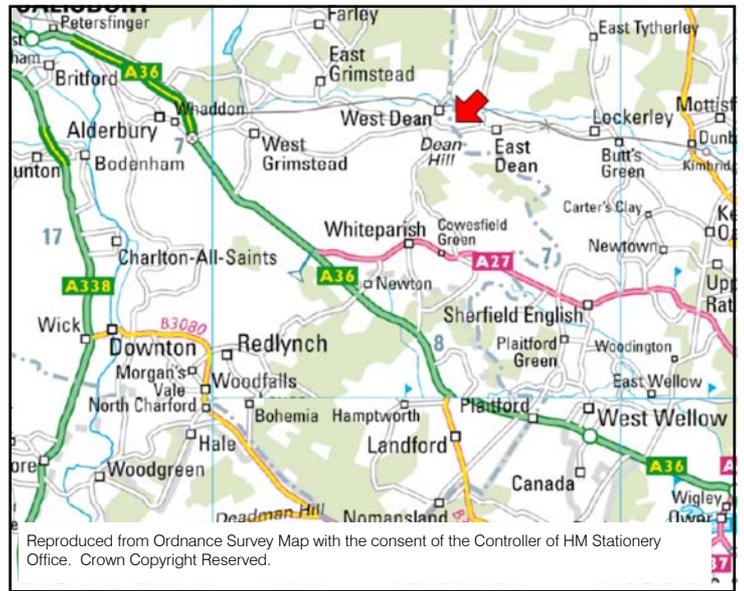
## SERVICES

Mains electricity, 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

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

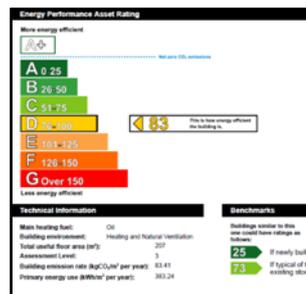


## VIEWING

Strictly by appointment only.

Ref: DS/JW/17124-16

## ENERGY PERFORMANCE



## 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](http://www.lettingbusinesspremises.co.uk).

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