

Unit 7, Dean Hill Park, West Dean, Nr Salisbury, SP5 1EZ

Business Units

From 1457 to 2916 sq ft

(135.36 to 270.91 sq m)

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 units are 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 property comprises a two storey building to be arranged to provide four business units. Each unit will provide ground floor workshop/storage space and first floor office accommodation with shared WC and kitchen facilities. The ground floor workshop accommodation will be served by double entrance doors for access and loading, whilst the office accommodation will provide open plan accommodation with Category II lighting, fitted carpets and oil central heating.

ACCOMMODATION

(Floor Areas to be Confirmed on Site)

Unit A

Ground Floor Workshop	747 sq ft	(69.40 sq m)
First Floor Office	710 sq ft	(65.96 sq m)

Total 1457 sq ft (135.36 sq m)

Unit B

Ground Floor Workshop	943 sq ft	(87.61 sq m)
First Floor Office	516 sq ft	(47.94 sq m)

Total 1459 sq ft (135.55 sq m)

Unit C

Ground Floor Workshop	826 sq ft	(76.73 sq m)
First Floor Office	517 sq ft	(48.03 sq m)

Total 1343 sq ft (124.76 sq m)

Unit D

Ground Floor Workshop	601 sq ft	(55.83 sq m)
First Floor Office	592 sq ft	(55.00 sq m)

Total 1193 sq ft (110.83 sq m)

Overall Total 5338 sq ft (490.90 sq m)

LEASE TERMS

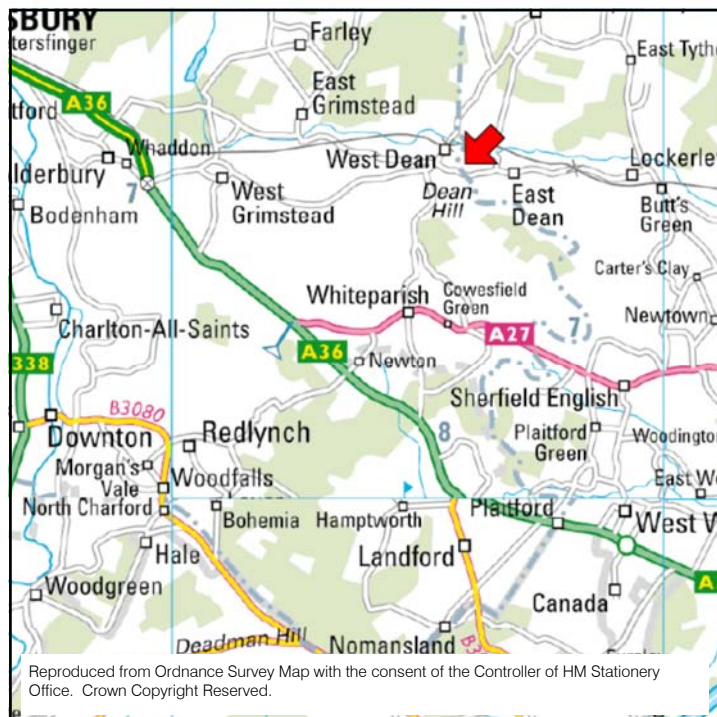
New flexible lease terms are available. A service charge is payable for maintenance of the common areas of the Park.

RENT

Unit A	-	£10,500 per annum exclusive.
Unit B	-	£10,000 per annum exclusive.
Unit C	-	Let.
Unit D	-	Let.

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 (3 phase), private water and drainage.

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 Test Valley Borough Council, Beech Hurst, Weyhill Road, Andover, SP10 3AJ. Tel: 01264 368000.

ENERGY PERFORMANCE CERTIFICATE

The buildings are currently under refurbishment and EPC's will be provided when the works are complete.

VIEWING

Strictly by appointment only.

Ref: GM/JW/17124-7

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.lettingbusinesspremisses.co.uk

DISCLAIMER

Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that:- i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.

