

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

Business/Office Premises

2314 sq ft

(214.97 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 property comprises a detached business/office unit arranged into suites. The accommodation has central heating, perimeter trunking, fitted carpets and Category II lighting. It is served by a kitchen and WC facilities. The unit would lend itself to office accommodation or studio/light production use.

The building is served by excellent on site car parking.

ACCOMMODATION

Suite 1 - Meadows South

Main Office	1873 sq ft	(174.00 sq m)
Conservatory	174 sq ft	(16.19 sq m)
Kitchen/Store	267 sq ft	(24.80 sq m)
Total	2314 sq ft	(214.97 sq m)

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

£23,250 per annum exclusive.

VAT

VAT is payable on the rent.

BUSINESS RATES

To be assessed.*

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

SERVICES

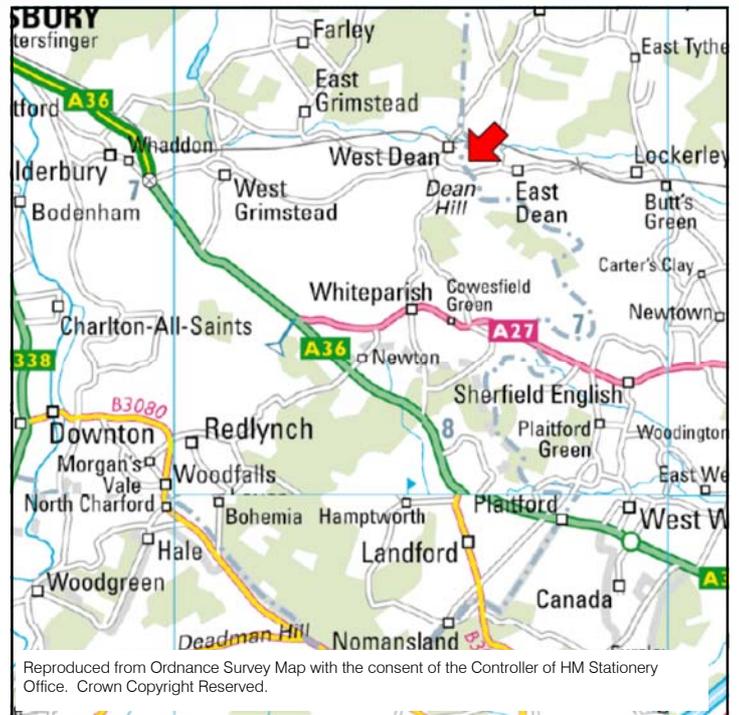
Mains electricity, private water and drainage available.

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.

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.



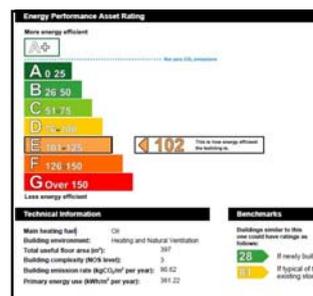
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VIEWING

Strictly by appointment only. Please contact 01722 337577.

Ref: DS/JW/17124-M

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.leaseingbusinesspremises.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.

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