

**The Loco Shop, Unit 18,  
Dean Hill Park, West Dean, Nr  
Salisbury, SP5 1EZ**

Workshop/Warehouse Unit

1918 sq ft

(178.18 sq m)

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 Loco Shop 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 Loco Shop comprises a detached workshop/warehouse building of brick elevations under a flat roof. It is served by an office annexe of steel frame construction with profile steel sheet cladding. The workshop is served by a sliding shutter loading door and a WC. The office has Category II lighting, fitted carpets and electric heating.

## ACCOMMODATION

Workshop	1437 sq ft	(133.50 sq m)
Office	481 sq ft	(44.68 sq m)
WC		
<b>Total</b>	<b>1918 sq ft</b>	<b>(178.18 sq m)</b>

## 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

£12,500 per annum exclusive.

## VAT

VAT is payable on the rent.

## BUSINESS RATES

Rateable Value: £5,800.\*

Rates payable for year ending 31/03/20: £2,847.80.\*\*

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

\*\*This property may qualify for Small Business Rates Relief".

## SERVICES

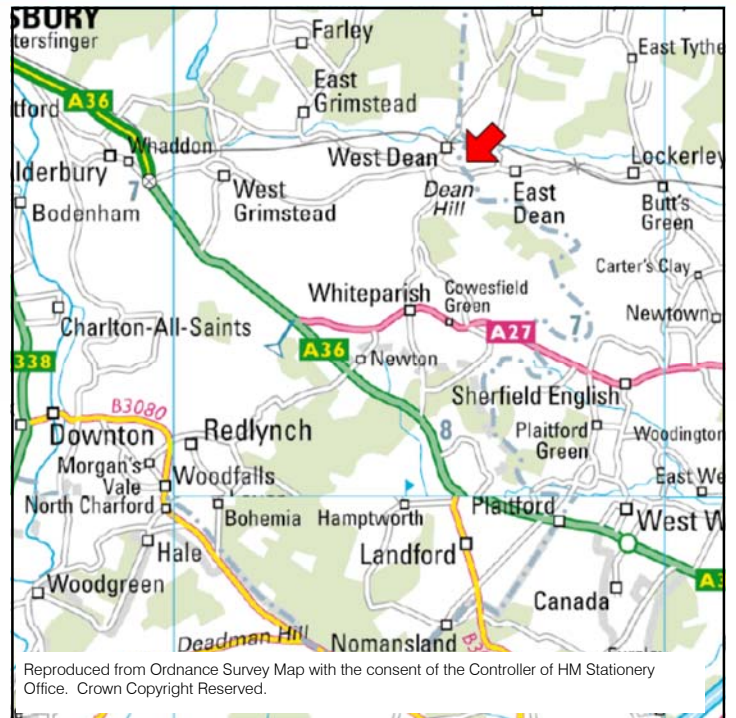
Mains electricity, private water and drainage available.

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.

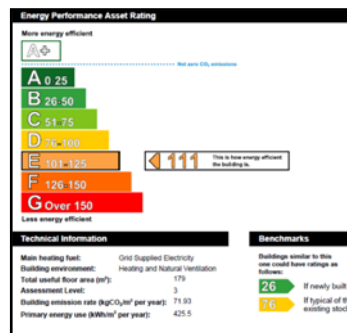


## VIEWING

Strictly by appointment only. Please contact 01722 337577.

Ref: DS/GM/JW/17124-18

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

## DISCLAIMER

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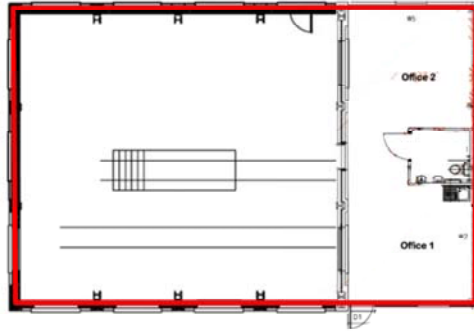
49 High Street, Salisbury, Wiltshire, SP1 2PD

Email: [commercial@myddeltonmajor.co.uk](mailto:commercial@myddeltonmajor.co.uk)

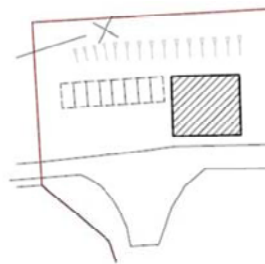
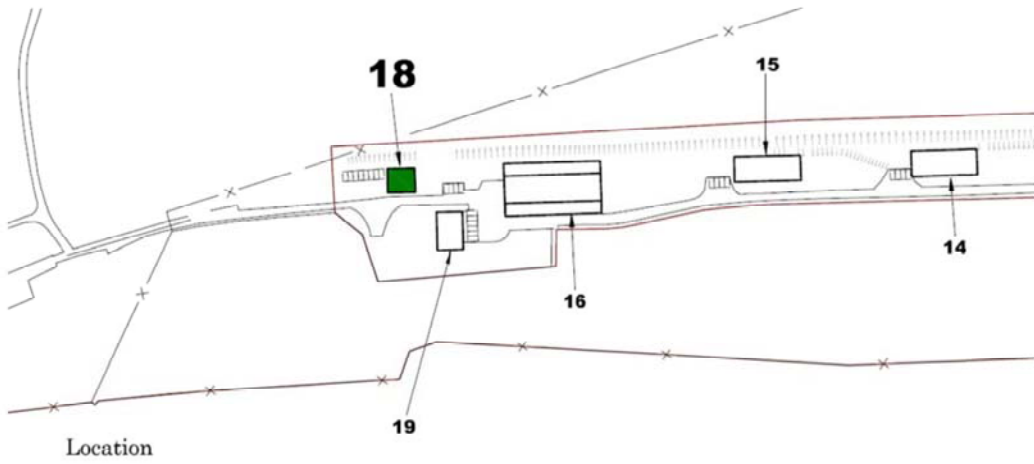
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# Building 18 - Loco Shop



Plan approx 1:200



Site Plan approx 1:1000