

**The Warden's Lodge, Unit 8,
Dean Hill Park, West Dean,
Nr Salisbury, SP5 1EZ**

Office/Workshop/Studio Premises

676 sq ft

(62.78 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 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 single storey brick built office/workshop/studio premises. Internally the premises has been refurbished and benefits from a WC and kitchenette. Externally there is a dedicated parking area for several vehicles.

ACCOMMODATION

Office/Workshop/Studio **676 sq ft** (62.78 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

£5,750 per annum exclusive.

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, 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

Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Wiltshire Council Planning Department, The Council House, Bourne Hill, Salisbury, SP1 3UZ. Tel: 01722 434327.

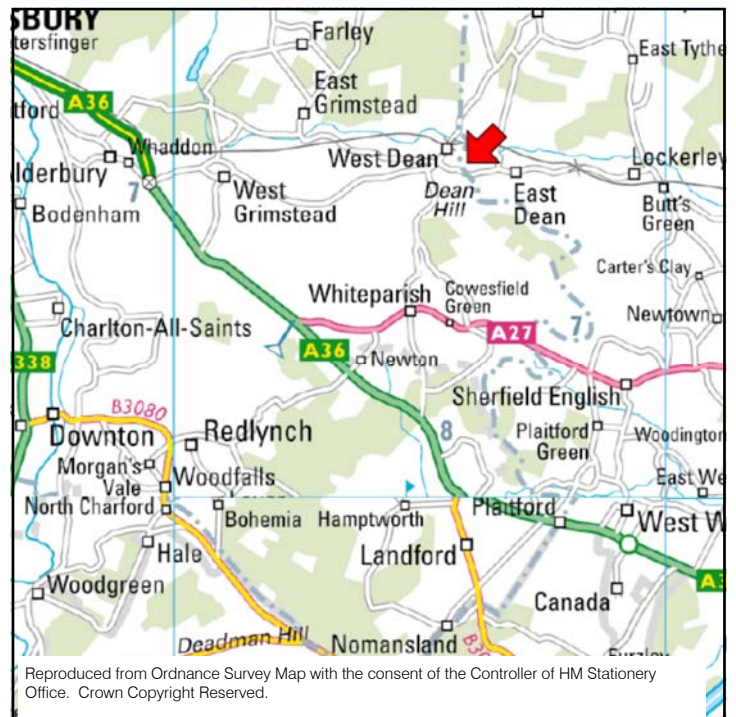
ENERGY PERFORMANCE

EPC awaited on completion of conversion.

VIEWING

Strictly by appointment only.

Ref: DS/JW/17124-WL



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.

DISCLAIMER

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