

**The Boiler House,
Unit 19, Dean Hill Park,
West Dean, Nr Salisbury, SP5 1EZ**

Workshop/Warehouse Unit

1866 sq ft

(173.35 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 Boiler House 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 Boiler House comprises a detached workshop/warehouse building of brick elevations under a flat roof. The warehouse is served by an up and over shutter door. It has an office and cloakroom facilities. The office has Category II lighting, fitted carpets and oil fired heating.

ACCOMMODATION

| | | |
|--------------|-------------------|----------------------|
| Workshop | 1704 sq ft | (158.31 sq m) |
| Office | 162 sq ft | (15.05 sq m) |
| WC | | |
| Total | 1866 sq ft | (173.35 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

£13,000 per annum exclusive.

VAT

VAT is payable on the rent.

BUSINESS RATES

Rateable Value: £6,500.*

Rates payable for year ending 31/03/20: £3,191.50.**

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

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

SERVICES

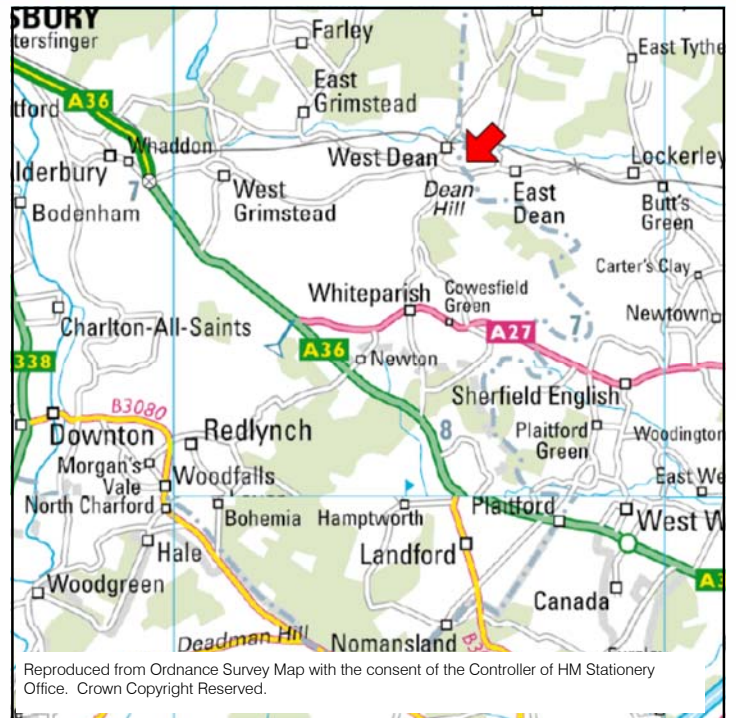
Mains electricity, private water and drainage available.

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.

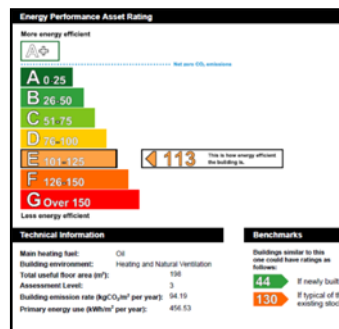


VIEWING

Strictly by appointment only. Please contact 01722 337577.

Ref: DS/GM/JW/17124-19

ENERGY PERFORMANCE

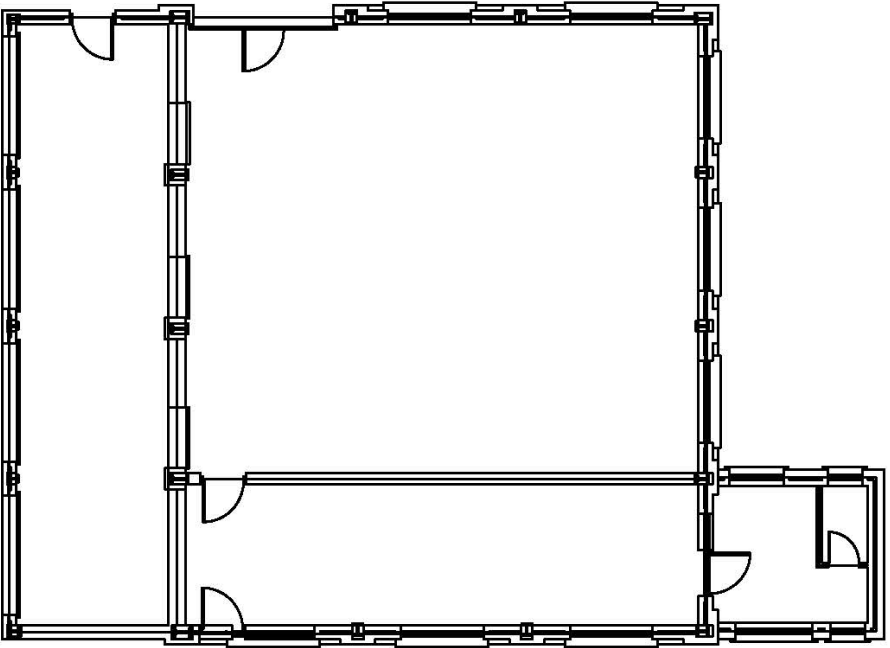


CODE OF PRACTICE

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.

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.



NOTES

PROJECT NAME

PROJECT No

SCALE
1:50

CHK'D

DRAWING NAME

BUILDING TO BAKER HOUSE

DATE No

DRAWING No

REV No

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