



Ground Floor Northfields House, Northfields, Twyford Winchester SO21 1QA

TO LET

**FLEXIBLE OFFICE SUITES WITH
EXCELLENT PARKING**

**500 - 2,380 Sq Ft
(46 - 221 Sq M)**

Ground Floor Northfields House, Northfields, Twyford Winchester SO21 1QA

DESCRIPTION

A detached two storey office building with extensive parking on a separate plot of approx. 0.4 acres and part of the established Hazeley Enterprise Park. Access to the building is via a lobby leading into a reception with communal WC's at ground floor.

The office accommodation is divided into two wings with partitioning creating smaller internal office suites.

- ✓ Flexible Range of Office Suite Sizes
- ✓ Close Proximity to Winchester
- ✓ Local Bus & Train Routes Nearby
- ✓ Generous Parking
- ✓ Excellent Access to M3 / A34
- ✓ The Energy Performance Asset Rating is C (74)

LOCATION

The site is located on Northfields and accessed via the B3335, which links to Twyford village immediately to the south and Winchester and the M3 to the North. Within the village amenities include a convenience store, The Bugle Inn and Phoenix Inn pubs, a pharmacy and a café along with countryside walks within The South Downs and alongside the River Itchen.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground Floor	2,380	221
Total	2,380	221

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

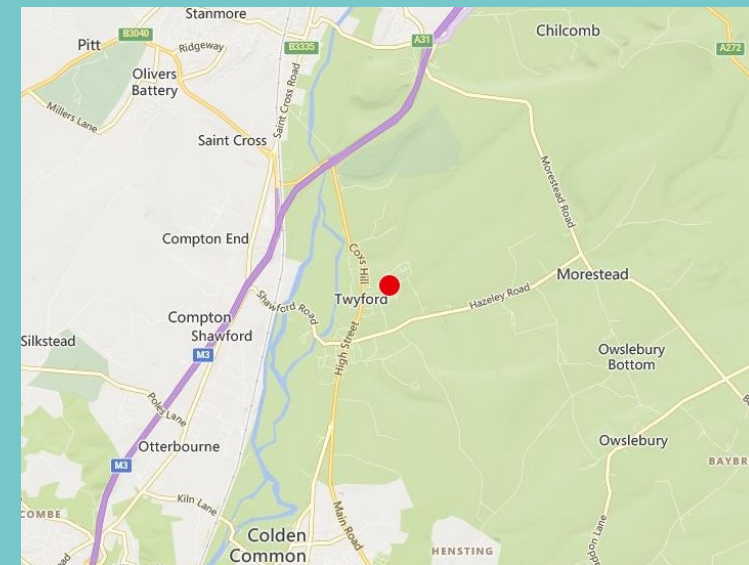
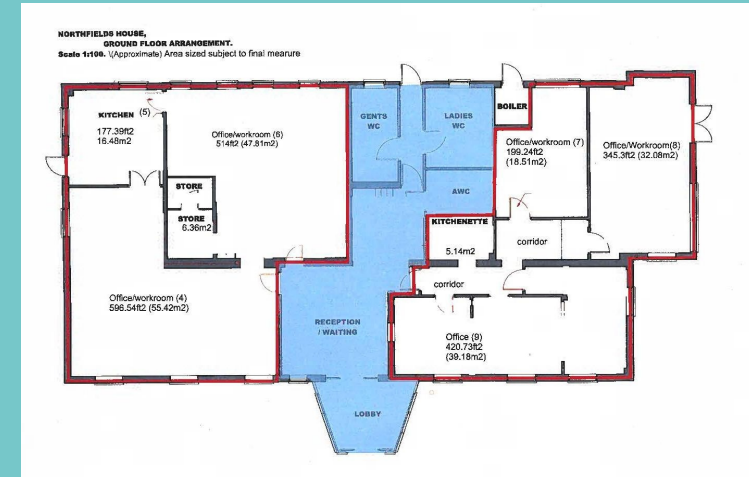
For business rating information please visit the Valuation Office Agency website www.vo.a.gov.uk.

TERMS

Leases are available on flexible terms. The quoting rent is £15.00 per sq ft exclusive of all other outgoings.

EPC

The Energy Performance Asset Rating is C (74).



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



Andy Hodgkinson
07702 801595
ahodgkinson@lsh.co.uk

George Pooley
07514 308217
gpooley@lsh.co.uk