

TO LET

Office with Excellent Parking

Unit 8 Suite 2, Silkstead Farm, Silkstead Lane, Hursley, Winchester, Hampshire, SO21 2LG

Key Features

- GIA - 1,052 sq.ft (97.73 sq.m)
- New lease
- Rural setting
- Close proximity to M3, Junction 12
- Air conditioned
- Excellent parking. Additional parking available by separate negotiation
- Up to 12 months rent free available, subject to other terms



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Cumberland House, 15-17 Cumberland Place, Southampton, Hampshire SO15 2BG

Location

The site is located just off Poles Lane which is within close proximity to junction 12 of the M3 motorway. Otterbourne is located approximately 4 miles south of Winchester and 8 miles north of Southampton City Centre.

Silkstead Farm provides a beautifully rural setting, with an array of other businesses being based out of the farm. Easy access roads in and out of the grounds, allowing for larger deliveries to the industrial unit.

Description

Well presented office space available in a rural location with good connection to the M3, Winchester and Southampton. Converted aprox 10 years ago – Suite 2 has been fitted out to a high specification with 2 open office areas, small kitchenette and separate WC area.



What3words: [shower.lately.shared](#)

Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £18,936 per annum exclusive of rates VAT (if applicable) and all other outgoings.

Note: There is to be a service charge levied to cover communal costs

Accommodation

Floor Areas	Sq Ft	Sq M
Total Gross Internal Area	1,052	97.73

Areas stated on a Gross Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

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VAT

We understand that VAT is payable, however all parties are advised to make their own enquiries into the matter.

Planning

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

EPC

Asset Rating To be assessed

Rateable Value

Rating £18,500
Source www.gov.uk/find-business-rates

Code of Leasing

All interested parties should be aware of the RICS Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.



Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

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