

# The Estate Office

Houghton, Stockbridge, Hampshire, SO20 6LT



Furnished  
office unit  
to rent

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Self contained office unit converted to a high standard near to the village of Stockbridge. Available on a new lease with flexible terms and available now. On site parking.

## DESCRIPTION

Located approximately 2 miles south of the village of Stockbridge and having excellent road access being close to the A30 and A3057. The office is approximately 10 miles from Andover, 11 miles from Winchester and Southampton airport is less than 20 miles away. There is on site parking.

## GENERALLY

A former farm building which has been converted to an excellent standard and provides accommodation within use class order B1 (office/workshop). The premises are fully decorated and furnished. There is internal cabling coming to a central server hub (without server), and phone and internet sockets throughout. The property is divided into three offices, with the additional benefit of a kitchen and WC, attic space and further store area. The site offers off-street parking.

## AREA AND RENT

The office space is split into three office rooms and extends in total to 65 sq m (700 sq ft)

Rent: £7,500 per annum

The quoted rents are exclusive of VAT and of all outgoing, if applicable.

## BUSINESS RATES

The rateable value is £6,900 with effect from 4th January 2011. Rates will be payable by the Tenant to Test Valley Borough Council.

## TERMS

The premises are available on an internal maintaining and repairing lease for a flexible term by arrangement, and subject to regular rent reviews. The rent is exclusive of all outgoing and VAT, and will be payable monthly in advance.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred.

## LOCAL AUTHORITY

Test Valley Borough Council Tel: 01264 368000

## VIEWING

Strictly by appointment with BCM.

Tel: 01962 763900

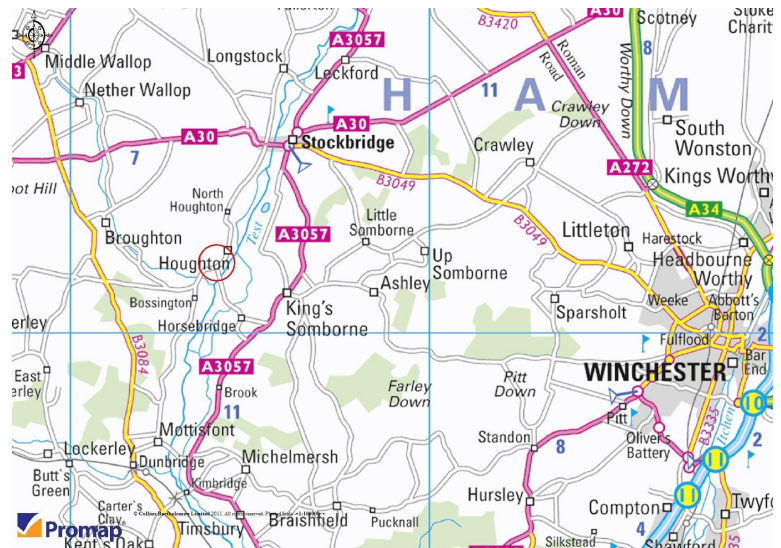
Fax: 01962 763901

E: info@bcm.co.uk

## DIRECTIONS

From Andover, follow the A3057 towards Stockbridge, continuing onto Leckford Lane/A3057. At the roundabout, take the 2nd exit onto the A30. At the next roundabout, take the 3rd exit onto High Street/A30. Head through the village and take the last turn on the left, heading out of the village signposted towards Houghton.

Continue for approximately 2 miles, into the village of Houghton. The office unit is on the right hand side just after the turning for Faithfulls Drive, and just before the T-junction at the end of the village.



## Important Notice:

BCM, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and BCM have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

# Energy Performance Certificate

Non-Domestic Building



The Estate Office  
Houghton  
STOCKBRIDGE  
SO20 6LT

Certificate Reference Number:  
0240-2940-0372-1650-8004

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient



.....Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

◀ **129**

This is how energy efficient the building is.

## Technical Information

|  |                                 |
|--|---------------------------------|
| Main heating fuel:   | Oil                             |
| Building environment:  | Heating and Natural Ventilation |
| Total useful floor area (m <sup>2</sup> ):                   | 68                              |
| Building complexity (NOS level):                             | 3                               |
| Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ): | 97.91                           |

## Benchmarks

Buildings similar to this one could have rating as follows:

**39** If newly built

**104** If typical of the existing stock

## Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.