

# RURAL OFFICE UNITS TO LET



## Office Units at Aziz Court, Micheldever, West Stratton, Hampshire SO21 3QX

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Good communications | Approx. 3,000 sq ft ( 280sq m) | On site parking

TO LET ON FLEXIBLE TERMS

Price On Application



# Rural Office Units To Let

## LOCATION

Aziz Court comprises a suite of offices set within a beautiful rural location on the edge of the village of Micheldever. It is approximately 8 miles north east of Winchester and only 10 miles to Basingstoke. Southampton, which has excellent rail, air and road links is less than 25 miles south.

## DESCRIPTION

A complex of traditional farm buildings which were converted in 2006 to form Aziz Court. The result is beautifully presented office space benefitting from excellent road and rail connections whilst being tucked away in the open countryside.

Located at the top of the development, Units 1 and 1A provide excellent office space with a number of opportunities for businesses to utilise the space, either as a whole or as separate units.

Unit 1, located on the ground floor and extending to approximately 1,426ft<sup>2</sup> (132m<sup>2</sup>), benefits from an impressive approach through the courtyard, to the rear of the property. The space consists of an open reception leading to a good sized office space and a separate meeting room. Unit 1 also benefits from a large kitchen.

Unit 1A has its own separate entrance and extends to approximately 1,615ft<sup>2</sup> (150m<sup>2</sup>) and comprises a large and open office area, a further office / meeting room and kitchenette. The units benefit from two WCs shared between Units 1 & 1A on the ground floor. Each unit has 4 allocated parking spaces and benefit from broadband via a leased line providing upper fast internet upon connection.

## EPCS

Unit 1 & 1A as a whole: C74.

## ACCOMMODATION AND BUSINESS RATES

Rates will be payable by the tenant to Winchester City Council

Unit 1 (1,426 sq.ft)           Rateable value £18,750

Unit 1A (1,615 sq.ft)       Rateable value £22,000

Rents for each unit are available upon request.

## TERMS

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

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the preparation of an agreement.

## CONTACT

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## LOCAL AUTHORITY

Winchester City Council t 01962 840 222

w winchester.gov.uk

## VIEWINGS

Strictly by appointment with BCM LLP.

## DIRECTIONS

From Winchester head north on the A33. After approximately 7.5 miles, you will pass the right hand turning to Church Bank Rd, take the next left. Follow the unnamed lane for 0.2 miles until you reach Aziz Court.

WHAT3WORDS [///ideal.calendars.elevate](https://www.what3words.com/)



### Important Notice

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

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## WINCHESTER

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