

RURAL OFFICE UNIT TO LET

Newly converted and versatile rural office space with excellent parking and the option to fit out as required



Suite 2B at Morelands Court,
Hensting Lane, Fisher's Pond, Hampshire SO50 7HH

Rural Location | Approx. 2,228 sq ft (207 sq m) | On site parking

TO LET ON FLEXIBLE TERMS

£33,500 per annum (£2,792 pcm)

Rural Office Units To Let

LOCATION

Morelands Court is a newly converted commercial space in a lovely rural location situated 7 miles south of the Cathedral City of Winchester. It is approximately 3 miles from the M3, 10 miles to Southampton and offers easy access to Eastleigh, Chandlers Ford and Fair Oak.

DESCRIPTION

This former barn has recently been converted to create a versatile rural space with excellent parking facilities. Suite 2B is yet to be fitted out and offers a fabulous opportunity for a tenant to work with the landlord to mould a space suitable to a variety of commercial uses.

The unit is well serviced with connections to water, 3 phase electric and the use of a leased line.



EPCS

TBA

ACCOMMODATION AND BUSINESS RATES

Suite 2B extends to 2,778 sq.ft. (207 sq.m.)

The rent for the unit is £33,500 assuming the landlord bears the cost of the full fit out.

Should the tenant wish to fit out the space, a reduced rent or rent free period will be agreed by negotiation.

Rates will be payable by the tenant to Winchester City Council.

Winchester Council has yet to set the rates for this property.

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 outgoings, 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

Louisa Watson Smith, t 01962 765 075
e lwatsonsmith@bcm.co.uk

Hannah Rickards, t 01962 765 079
e hrickards@bcm.co.uk

LOCAL AUTHORITY

Winchester City Council t 01962 840 222
w winchester.gov.uk

VIEWINGS

Strictly by appointment with BCM LLP.

DIRECTIONS

From Winchester head south towards Twyford on the B3335. Follow this road through Twyford and Colden Common until you reach Fisher's Pond, approx. 6.3 miles. Turn left into Hensting Lane and after approx. 0.7 miles you will find Morelands Court on your right.

From the south take junction 12 of the M3 and the travel east on A335, then at the roundabout turn left onto the B3335. After 1.2 miles turn right onto Church Lane and then right onto the B3354. After 0.4 miles turn left into Hensting Land and after approx. 0.7 miles Morelands Court will be on your right.

WHAT3WORDS ///stops.limit.become



Important Notice

BCM LLP, 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. Tenants must satisfy themselves by inspection or otherwise.
3. Particulars as at October 2021

WINCHESTER

BCM, The Old Dairy, Winchester Hill, Sutton Scotney,
Winchester, Hampshire SO21 3NZ
T 01962 763 900 E info@bcm.co.uk

ISLE OF WIGHT

BCM, Red Barn, Cheeks Farm, Merstone Lane,
Merstone, Isle of Wight PO30 3DE
T 01983 828 805 E iow@bcm.co.uk

OXFORD

BCM, Ouseley Barn Farm, Ipsden,
Wallingford, Oxfordshire OX10 6AR
T 01865 817 105 E oxford@bcm.co.uk