

RURAL OFFICE UNIT TO LET



Unit 5 at Aziz Court Parkhill, West Stratton, Winchester, Hampshire SO21 3QX

Good communications | Approx. 852 sq.ft. | On site parking

TO LET ON FLEXIBLE TERMS

£13,680 per annum

Rural Office Units To Let

LOCATION

Aziz Court comprises a suite of offices set within a quiet and beautiful rural location near the village of Micheldever. It is approximately 8 miles north east of Winchester and only 10 miles to Basingstoke. Micheldever provides a mainline railway station affording access to Winchester in 8 minutes and London Waterloo in just over 1 hour. The M3 is less than a mile from the property.

DESCRIPTION

A complex of traditional farm buildings 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.

Unit 5 is a large, open office arranged over a single floor with shared kitchen and WC. The office, which can be seen front right on the photo on the first page, benefits from beautiful floor to ceiling windows which provides the unit with a light and airy ambiance. With further windows and climate control units the office can be heated and cooler at ease.

The office unit has a minimum of 4 allocated parking spaces and benefits from broadband via a leased line which provides super fast fibre internet upon connection.

BUSINESS RATES FOR UNIT 5

Rates will be payable by the tenant to Winchester City Council

Unit 5 (852 sq.ft) Rateable Value £11,750

ACCOMODATION PRICE

Unit 5 (852 sq.ft) £13,680 p.a

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 outgoings, VAT and will be payable quarterly 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 turn left onto Larkwhistle Farm Road. Continue for quarter of a mile before taking a left hand turn onto a single track lane signposted to Aziz Court.



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.

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