



TO LET

Office Suites

From 297 sq ft (27.60 sq m) to
2,557 sq ft (237.50 sq m)

- Purpose Built New Offices
- High Specification
- Ample Car Parking
- Idyllic Location
- Close Proximity To Stockbridge
- Good Transport Connections
- The Property Can Be Let as a Whole or Separately

Hollom Down Road, Lopcombe

Testwood House Offices, Hollom Down Road, Lopcombe, SP5 1BP



LOCATION

Testwood House offices are situated most conveniently close to the intersection of A30 and A343 roads at Lopcombe Corner. The property is situated approximately 9 miles from the city of Salisbury and 6 miles from Stockbridge. There is a very good road network surrounding the property and the area has a good mix of commercial and residential properties.

DESCRIPTION

Testwood House Offices are a development of high-quality purpose-built offices of excellent specification and with ample car parking on site. The offices can be rented as a whole or as separate offices.

In the main building the offices occupy two rooms on the ground floor and the whole of the first floor with shared bathroom facilities and individual Tea Points. There is also a detached ancillary building with open plan offices with a kitchenette and toilet. High speed fibre available.

PLANNING

The property has planning consent for offices with Class E (g).

Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Test Valley Borough Council, Beech Hurst, Weyhill Road, Andover, SP10 3AJ. Tel: 01264 368000.

Money Laundering Regulations Purchasers/Tenants will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

ACCOMMODATION

Main Building

Ground Floor		
Office 1	297 sq ft	(27.60 sq m)
Office 2	408 sq ft	(37.90 sq m)
First Floor	1,376 sq ft	(127.80 sq m)

Ancillary Building

Ground Floor	476 sq ft	(44.20 sq m)
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Total	2,557 sq ft	(237.50 sq m)
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LEASE TERMS

Flexible lease terms to be agreed on an internal repairing basis or licences subject to agreement of both parties. A service charge is payable to cover costs of electricity and water and for the maintenance of common areas.

RENT

£10.00 per square foot per annum exclusive.

VAT

VAT is payable on the rent.

BUSINESS RATES

To be assessed.*

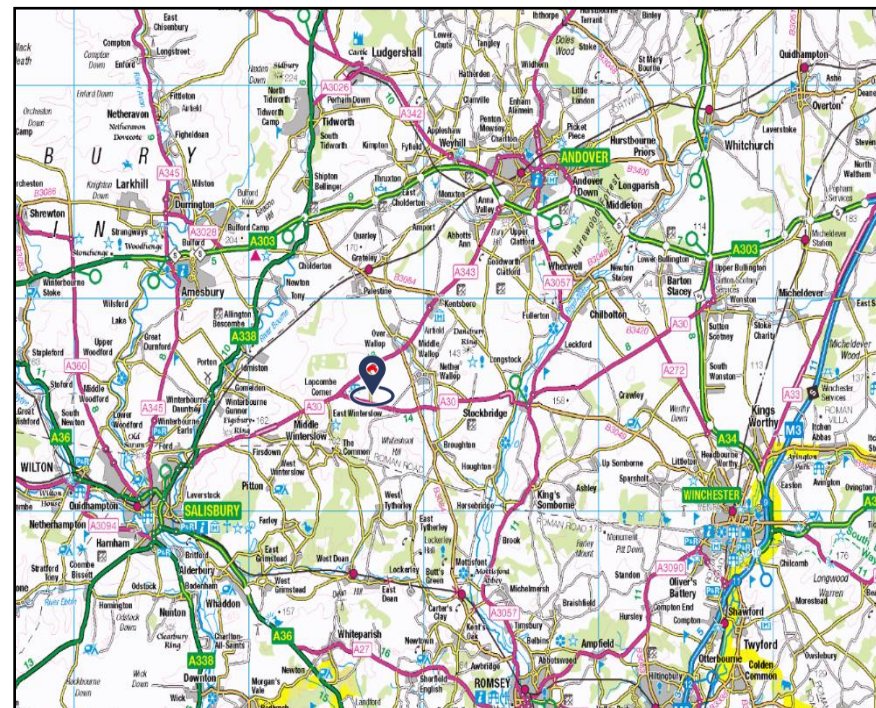
*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

SERVICES

Mains electricity, water and drainage available.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

Code for Leasing Business Premises As an RICS Regulated firm we adhere to the Code for Leasing Business Premises, which recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through the RICS web-site, www.rics.org.



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ENERGY PERFORMANCE

The property has an EPC rating of A6.

VIEWING

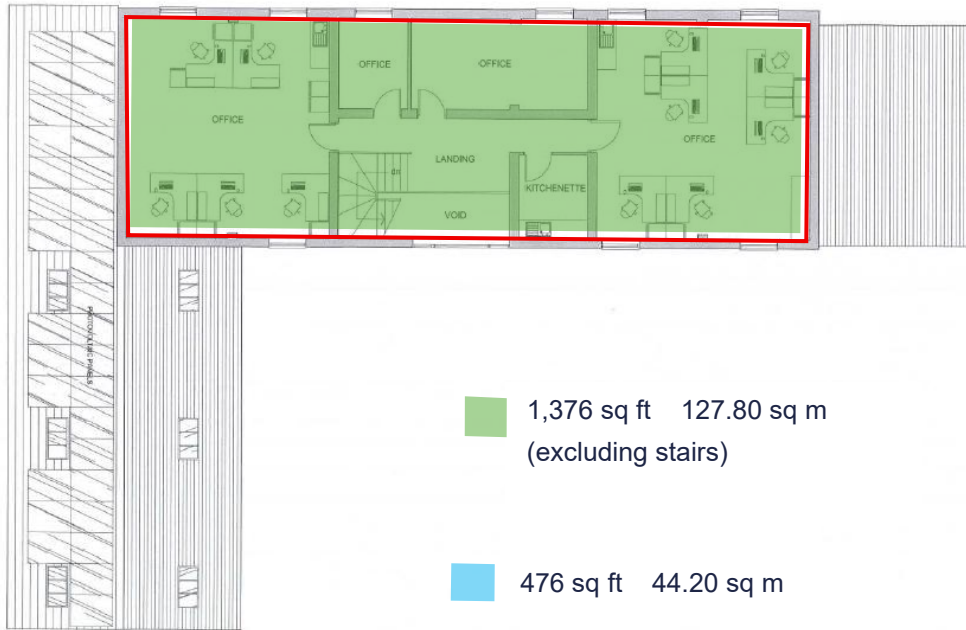
Strictly by appointment only.

Ref: DGHS/LH/A1605

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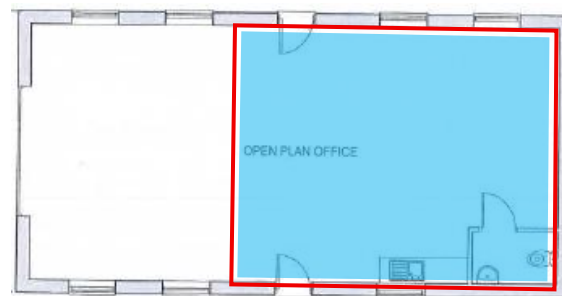
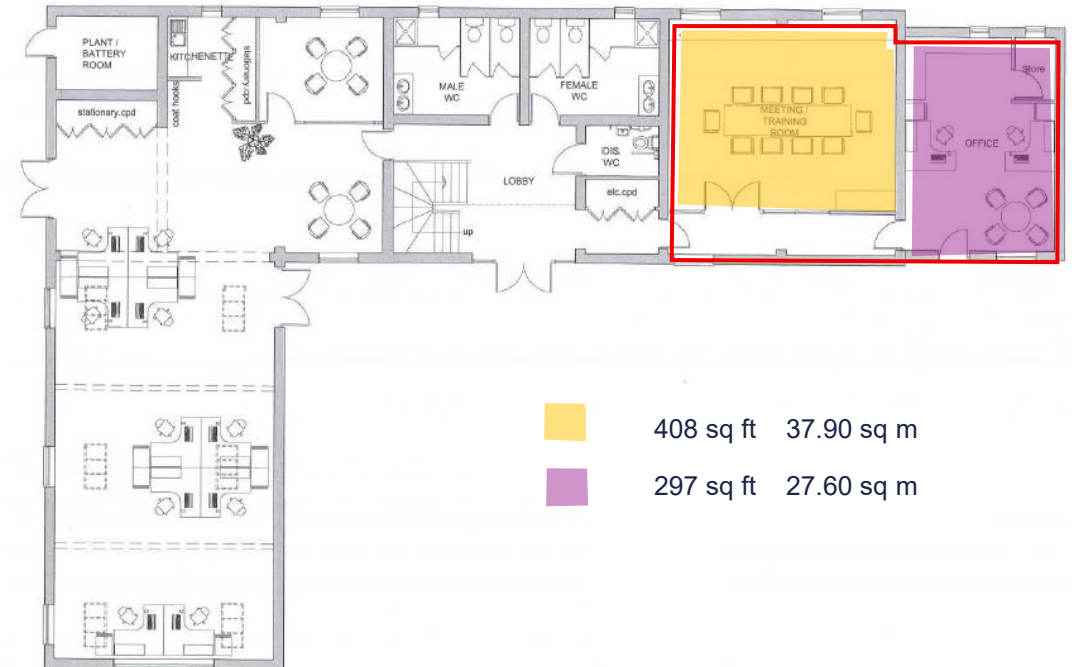
First Floor

The area to be let as a whole or separately
(Currently open plan)



Ground Floor

The area edged red to be let as a whole or two
separate offices



Ancillary Building

The area edged red is available