



### TO LET

Office/Business Premises  
2314 sq ft (214.97 sq m)

- Detached Office Premises
- Picturesque Rural Location
- Superfast Broadband Available
- May be Suitable for Alternative Uses
- Excellent Parking Provision

## Dean Hill Park, West Dean

Unit 1B, The Meadows, Dean Hill Park, West Dean, Nr Salisbury, SP5 1EZ

## LOCATION

West Dean lies to the south east of Salisbury, approximately 10 miles from the City Centre. It is well located with connections to Romsey, 12 miles, and via the A36 to the M27 at Ower, 11 miles.

The mainline railway through Salisbury to Southampton has a regular stopping service at West Dean Station, within walking distance of the Park.

The Meadows is situated on Dean Hill Park, part of the redevelopment of former MOD buildings to provide workshop, warehouse and office space. Dean Hill Park provides an open parkland setting within a secure fenced site.

## DESCRIPTION

The Meadows comprises a detached office/business building situated by the entrance to the site.

The accommodation is mainly open plan office space with two single private offices. It has kitchen and WC facilities. The offices have LED strip lighting and central heating.

There is a separate conservatory and kitchen/storerooms.

Adjoining the building there is a large car park.

**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.

## PLANNING

The property has planning consent for offices with Class E(g). Hours of use from 7.00 am to 9.00 pm Mondays to Fridays and 7.00 am to 1.00 pm on Saturdays. The property may be suitable for other uses within Class E.

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.

## ACCOMMODATION

Main Office	<b>1873 sq ft</b>	(174.00 sq m)
Conservatory	<b>174 sq ft</b>	( 16.19 sq m)
Kitchen/Store	<b>267 sq ft</b>	( 24.80 sq m)

**Total 2314 sq ft (214.97 sq m)**

## LEASE TERMS

New flexible leases are available.. There is a service charge payable towards the upkeep and maintenance of the common areas of the Park.

## RENT

£25,500 per annum exclusive.

## VAT

VAT is payable on the rent.

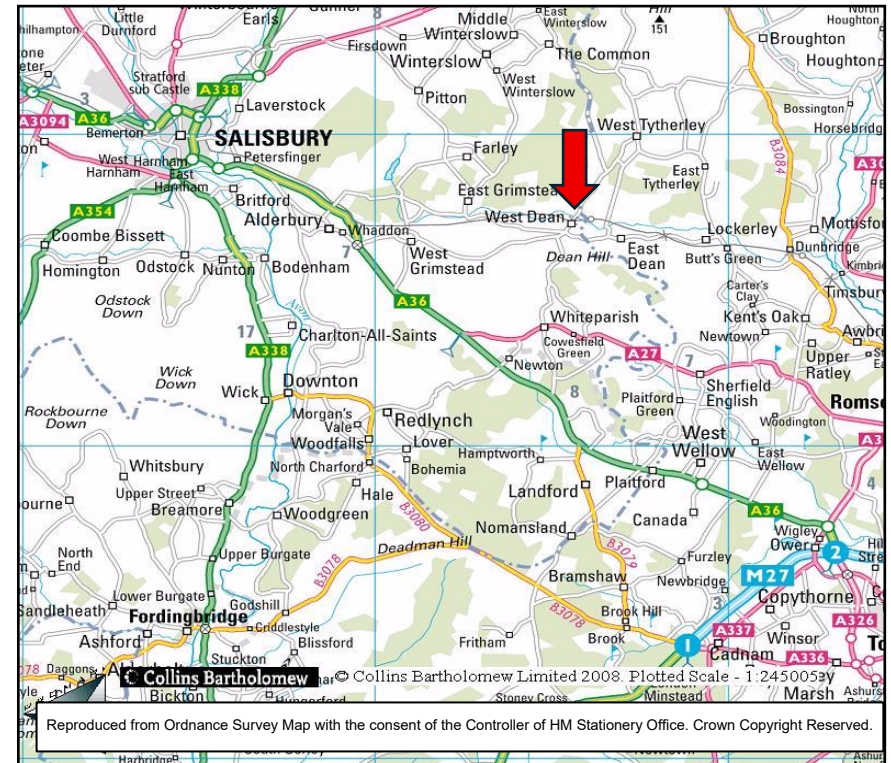
## BUSINESS RATES

Rateable Value: £21,500.\*

Rates payable for year ending 31/03/27: £9,288.

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

**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](http://www.rics.org).



## SERVICES

Mains electricity, private water and drainage and fast broadband available.

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

## ENERGY PERFORMANCE

The property has an EPC rating of E102.

## VIEWING

Strictly by appointment only.

Ref: GM/JW/17124-M

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