



TO LET

Modern Offices
1551 sq ft (144.09 sq m)

- Detached Office Building
- Excellent Parking Provision
- May be Suitable for Alternative Uses
- Super Fast Broadband Available
- Attractive Rural Setting

Dean Hill Park, West Dean

The Lodge, 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 Lodge 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 Lodge is a detached modern office building providing well presented and flexible office accommodation. The accommodation comprises a number of individual offices arranged over the ground floor, together with a fitted kitchen and male and female WC facilities.

The building has been refurbished to include central heating, perimeter trunking, fitted carpets and Category II lighting.

The Lodge benefits from allocated on site parking, with additional extensive parking available within the adjoining Dean Hill 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 B1. Hours of use from 7.00 am to 9.00 pm Mondays to Fridays and 7.00 am to 1.00 pm on Saturdays. 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

Office 1	776 sq ft	(72.09 sq m)
Office 2	422 sq ft	(39.20 sq m)
Office 3	108 sq ft	(10.03 sq m)
Office 4	98 sq ft	(9.10 sq m)
Kitchen	147 sq ft	(13.66 sq m)
WC's		
Total	1551 sq ft	(144.09 sq m)

LEASE TERMS

New flexible lease terms are available. There is a service charge payable towards the upkeep and maintenance of the common areas of the Business Centre.

RENT

£17,050 per annum exclusive.

VAT

VAT is payable on the rent.

BUSINESS RATES

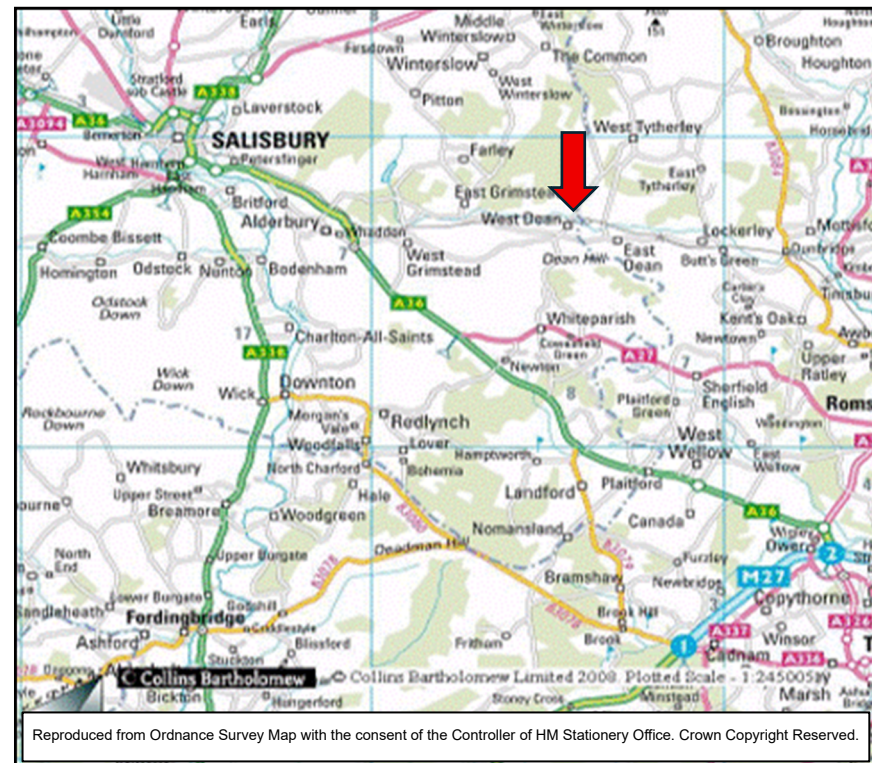
Rateable Value: £17,000.*

Rates payable for the year ending 31/03/27:
£7,344.

*Interested parties should satisfy themselves that the Rateable

Value/Rates Payable are correct.

Code for Leasing Business Premises As a 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.



SERVICES

Mains electricity, private water and drainage available. Superfast 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

EPC to be provided.

VIEWING

Strictly by appointment only.

Ref: DS/MF/JW/17124-G

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