



### TO LET

#### Offices

386 sq ft to 2369 sq ft  
(35.86 sq m to 220.08 sq m)

- Rural Location
- Direct Access to A343
- Andover/A303 8 Miles
- Detached Building
- Central Heating
- Flexible Lease Terms (Details upon request)

## Middle Wallop, Stockbridge

Offices at Crest House, Middle Wallop, Stockbridge, SO20 8EG

## LOCATION

Middle Wallop is a village situated on the A343 Salisbury to Andover Road. Salisbury is approximately 10 miles to the south west, Andover and the A303 is 8 miles to the north east. The location provides convenient access to both towns, offering a suitable base for office occupiers requiring connectivity to regional business hubs and the wider motorway network via the A303.

The property is situated on the edge of the village of Middle Wallop, providing a quiet working environment, whilst remaining accessible to nearby towns.

## DESCRIPTION

Crest House comprises a self contained office building across ground and first floors, providing a range of well presented office accommodation and meeting facilities.

The property has weatherboarded and brick elevations beneath a pitched roof. The offices are fitted out to provide a mix of open plan and individual offices and are finished to a good standard.

There are shared kitchenette and WC facilities.

The property is set within a well maintained landscaped site and there is good parking provision adjacent to the building.

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

## ACCOMMODATION

The suites are outlined in stated colours on the attached plan:-

### Ground Floor

Suite 1 (red)	1011 sq ft	(93.93 sq m)
Suite 2 (yellow)	386 sq ft	(35.83 sq m)
Suite 3 (purple)	402 sq ft	(37.43 sq m)

### First Floor

Suite 4 (green)	547 sq ft	(50.82 sq m)
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## LEASE TERMS

A new internal repairing and insuring lease(s) for a term to be agreed, subject to periodic upward only rent reviews. There is a service charge payable towards the upkeep and maintenance of the common areas of the building.

## RENT

£9.00 per square foot per annum exclusive.

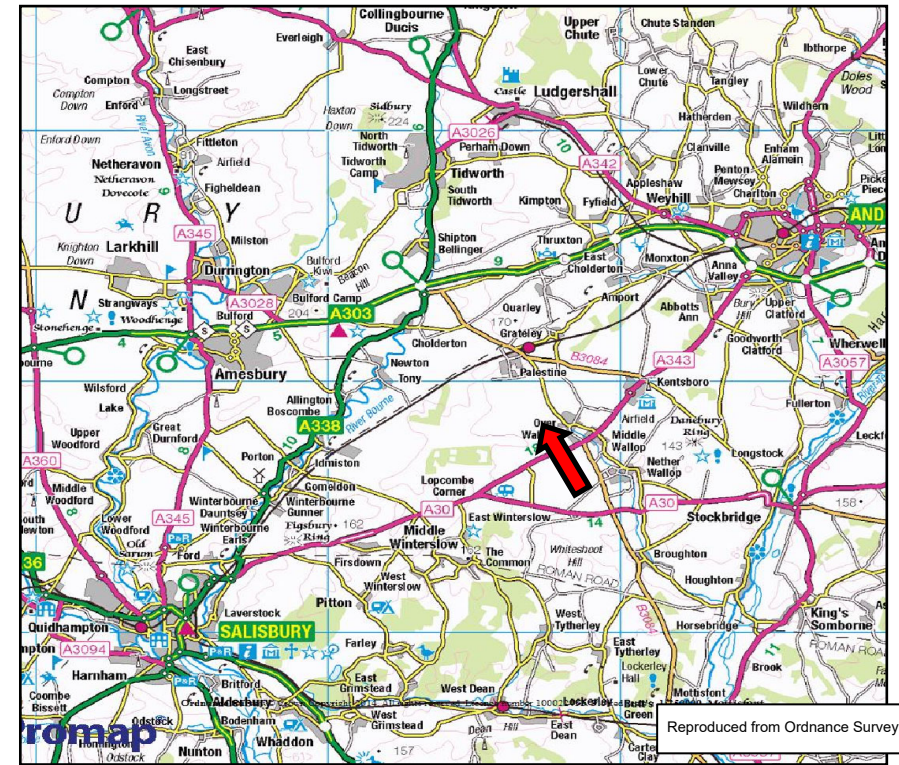
## VAT

VAT is payable on the rent.

## BUSINESS RATES

To be assessed.\*

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



Reproduced from Ordnance Survey Map

## SERVICES

Mains electricity (3 phase), private 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.

## ENERGY PERFORMANCE

The property has an EPC rating of E101.

## VIEWING

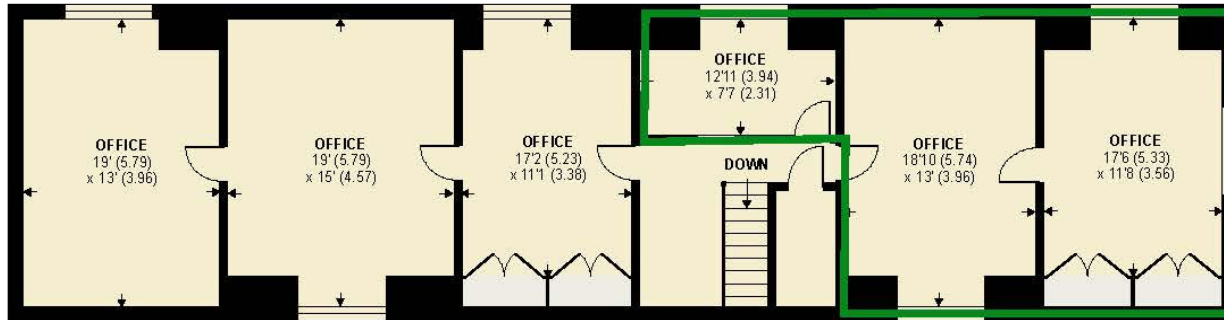
Strictly by appointment only.

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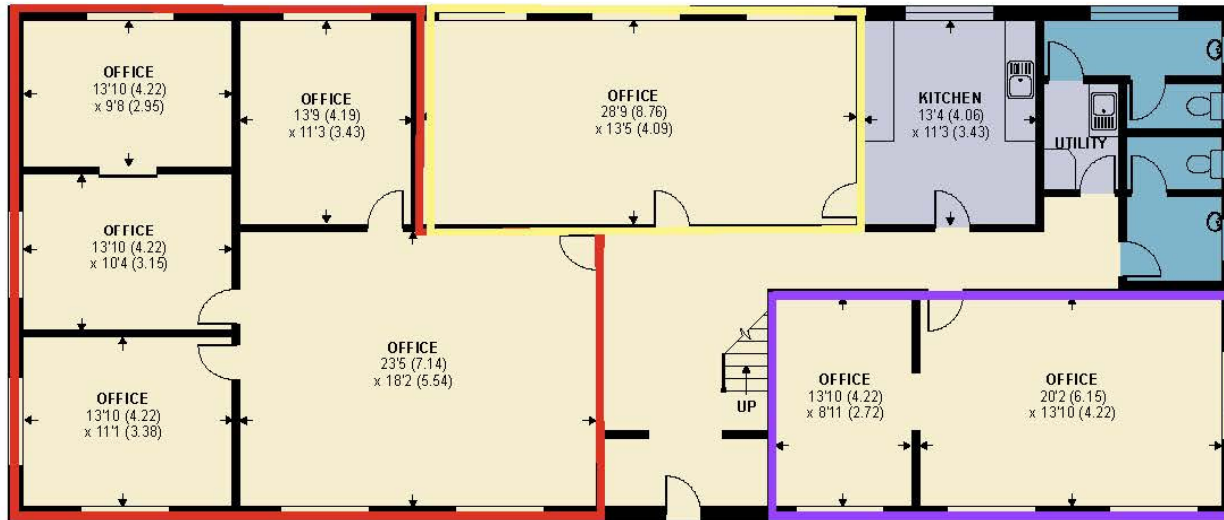
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**Code for Leasing Business Premises** As an RICS Regulated firm we adhere to the Code for Leasing Business Premises, which recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing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

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FIRST FLOOR



GROUND FLOOR