



TO LET

High Quality Office Conversion
1521 sq ft (141.30 sq m)

- Attractive Location
- Rent of £28,950 pax
- Dedicated Parking
- Close Proximity to Romsey, Eastleigh & Winchester

Winchester Road, Ampfield

Swallows Barn, Winchester Road, Ampfield, SO51 9BQ



LOCATION

Swallows Barn is situated in the village of Ampfield, a well regarded and affluent Hampshire location, positioned between Winchester and Romsey. The property fronts Winchester Road, the A3090, providing convenient access to the M3 motorway at Junction 19 and onward connecting to Southampton, Winchester and the wider south coast region.

DESCRIPTION

The property comprises a high quality conversion of a Grade II Listed barn, finished to an excellent standard, whilst retaining a number of the original character features. An impressive double height reception atrium leads to open plan offices and meeting rooms, arranged across ground and first floors.

The property has electric heating, kitchenette and WC facilities and dedicated on site parking.

PLANNING

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

Ground Floor	1023 sq ft	(95.04 sq m)
First Floor	498 sq ft	(46.26 sq m)
Total	1521 sq ft	(141.30 sq m)

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.

LEASE TERMS

A new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews.

RENT

£28,950 per annum exclusive.

VAT

VAT is payable on the rent.

BUSINESS RATES

Rateable Value: £22,000.*

Rates payable for year ending 31/03/27: £9,504.

*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.

ENERGY PERFORMANCE

The property has an EPC rating of D84.

VIEWING

Strictly by appointment only.

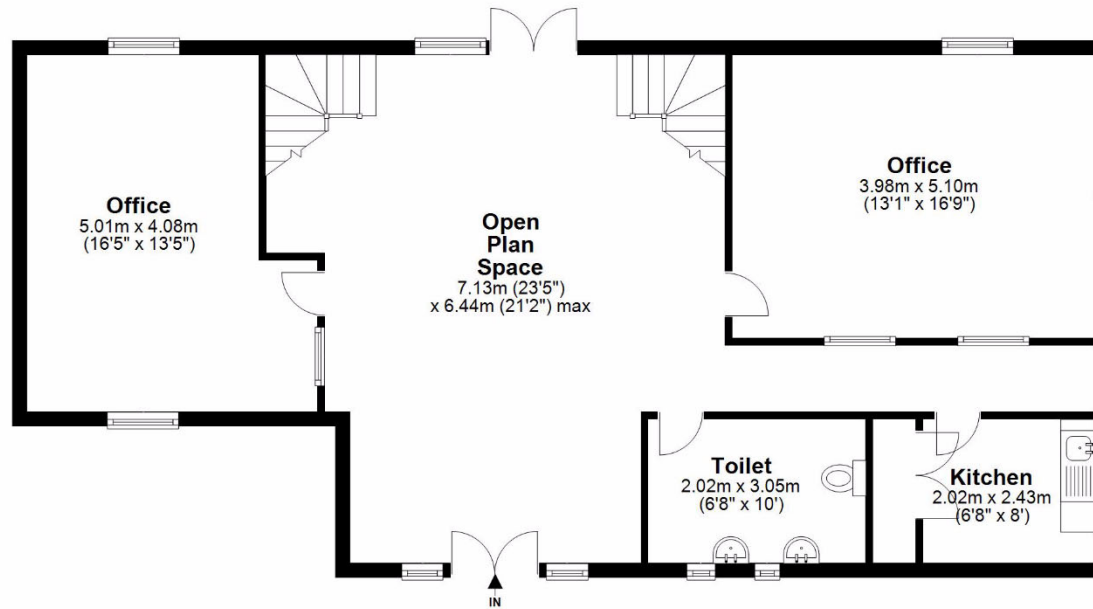
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Code for Leasing Business Premises As an RICS Regulated firm we adhere to the Code for Leasing Business Premises, which recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing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

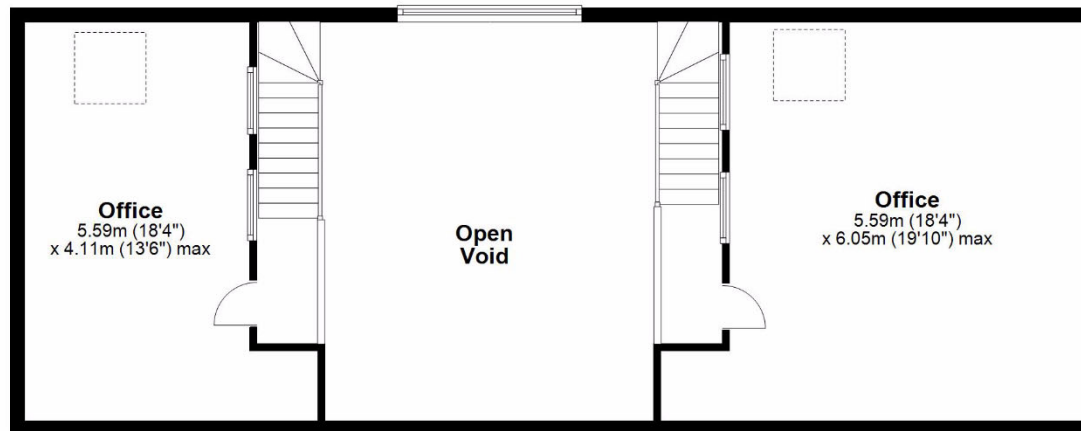


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Ground Floor



First Floor



Total area: approx. 180.7 sq. metres (1945.4 sq. feet)

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Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them. Measured and drawn to RICS guidelines
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