

Myddelton&Major

TO LET



Units 2 & 2a, Nine Mile Water Farm,
Nether Wallop, Stockbridge, SO20 8DR

Rural Offices

598 & 1354 sq ft
(55.59 & 125.80 sq m)

Rural Offices in Attractive
Courtyard Setting



Location

Stockbridge is an historic market town in the Test Valley, benefiting from good road connections, with access via the A30, A303, A34 and M3 motorway. Andover lies approximately 8 miles to the north and the Cathedral cities of Winchester and Salisbury are 8 and 15 miles respectively.

Nine Mile Water Farm is conveniently located off the A30, linking Stockbridge (3.5 miles to the east) and Salisbury (11 miles to the west). The property lies approximately 13 miles from the junction of the A303 and A30, allowing easy access to the motorway network. There is a mainline railway station at Grateley, approximately 5 miles away.

Description

Nine Mile Water Farm comprises an attractive courtyard of former farm buildings, now converted to provide high quality office space. The central courtyard area provides excellent car parking.

Units 2 & 2a are part of a one and two storey building of brick elevations and part weatherboard elevations under a pitched slate roof.

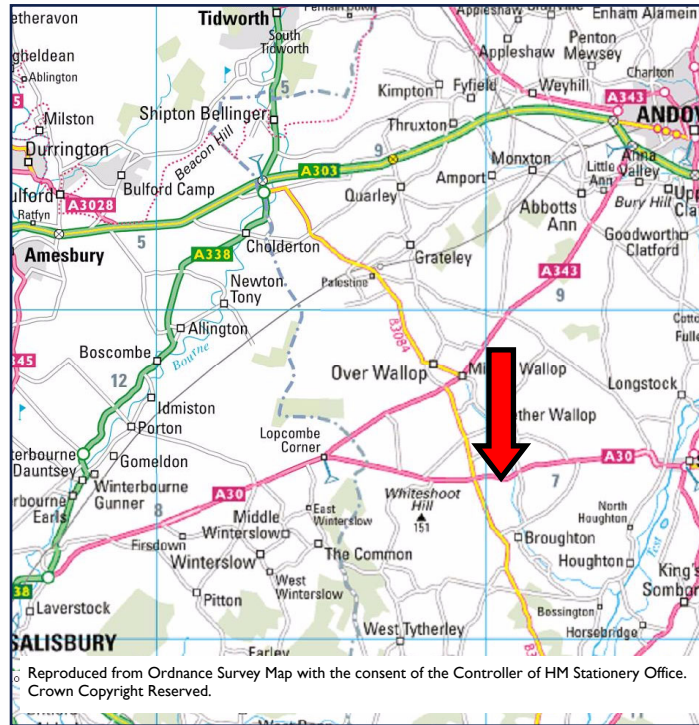
Unit 2 provides open plan offices on the ground floor with kitchen and cloakroom facilities and a further open plan office at first floor. The accommodation has skirting trunking for data and power distribution, with strip and pendant lighting.

Unit 2a is a ground floor unit providing open plan office space served by kitchen and cloakroom facilities. It has suspended lighting and trunking for data and power distribution.

The offices have central heating provided by a bio mas boiler.

Planning

The development has planning permission for offices within 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 Planning Department, Beech Hurst, Weyhill Road, Andover, SP10 3AJ. Tel: 01264 368000.



Accommodation

Unit 2

Ground Floor	684 sq ft	(63.54 sq m)
First Floor	670 sq ft	(62.24 sq m)
Total	1354 sq ft	(125.79 sq m)

Unit 2a

Ground Floor	598 sq ft	(55.55 sq m)
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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.

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.

Lease Terms

A new full 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 Business Centre.

Rent

Unit 2	-	LET
Unit 2a	-	Under Offer

VAT

VAT is payable on the rent.

Business Rates

	Rateable Value:*	Rates payable for year ending 31/03/26:
Unit 2	£15,750	£7,859.25
Unit 2a	To be assessed.	

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

Services

Mains electricity, water and private 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

Unit 2 has an EPC rating of C57.
Unit 2a has an EPC rating of A20.

Viewing

Strictly by appointment only.

Ref: DS/JC/JW/19899

Disclaimer

Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that:- i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.