

TO LET

CLASS E OFFICE SPACE

1,528 SQ FT // 141.96 SQ M



HAMPSHIRE COMMERCIAL

goadsby

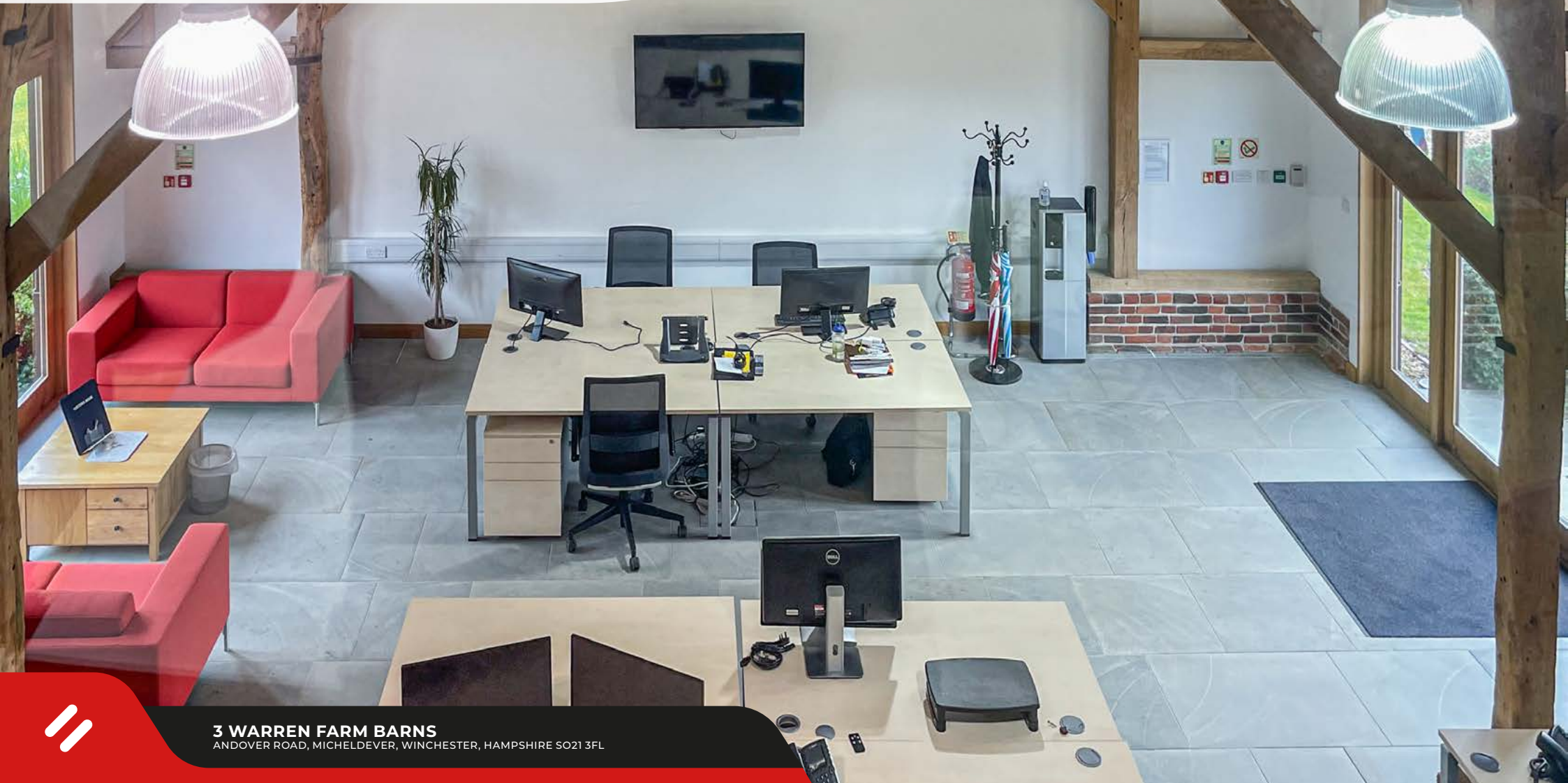
3 WARREN FARM BARNs

ANDOVER ROAD, MICHELDEVER, WINCHESTER, HAMPSHIRE SO21 3FL

SUMMARY >

- HIGH QUALITY OFFICE SPACE
- COMMUNAL GARDENS
- CAR PARKING
- FIBRE LEASE LINE

RENT: £37,500 PER ANNUM EXCLUSIVE





3 WARREN FARM BARNs
ANDOVER ROAD, MICHELDEVER, WINCHESTER, HAMPSHIRE SO21 3FL

Location

The property is set within attractive landscaped grounds in Micheldever Station village. The village is well connected with the A303 being 1 mile away and Micheldever Station provides train services to London Waterloo within 1 hour and is situated 0.3 miles from the subject property. Winchester is located 11 miles away.

Description

The property is a self-contained, open plan office. The property benefits from male and female toilets on the ground floor, along with a kitchen. There is a meeting room located on the mezzanine floor.

The property benefits from a communal garden, allocated car parking and underfloor heating powered by air source heat pump.

Accommodation

	sq m	sq ft
Ground floor offices	141.96	1,528

Total net internal area approx.	141.96	1,528
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Rent

£37,500 per annum exclusive.

Tenure

Leasehold.

EPC Rating

TBC

Lease

The premises are available to let by way of a new full repairing and insuring lease for a negotiable term incorporating upward only rent reviews.

Service Charge

Estate premises are often subject to a service charge in respect of the upkeep, management and maintenance of common parts within the estate. We would therefore urge all applicants to make further enquiries as to the existence or otherwise of service charge outgoings.

Service Charge: £4,581 per annum exclusive.

Rateable Value

According to the Valuation Office Agency website, the premises are assessed for rating purposes as follows:

Rateable Value: £24,500

Rates payable at 49.9p in the £ (year commencing 1st April 2023)

Transitional arrangements may apply.

For verification purposes and phasing/transitional relief (if appropriate) interested parties are advised to make their own enquiries on www.voa.gov.uk.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



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Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

[goadsby.com](https://www.goadsby.com)

