

FLEXIBLE RURAL SPACE



1st Floor Office Unit, The Warren Business Centre,
Micheldever Station, Winchester, Hampshire SO21 3AR

Excellent Location | Approx. 330 sq ft (31 sq m) | On site parking

TO LET ON FLEXIBLE TERMS

£4,980 per annum

Rural space suitable for an office

LOCATION

This flexible commercial space at The Warren Business Centre is conveniently located adjacent to Micheldever Station (London Waterloo in an hour) and has good highways access whilst enjoying a rural village location.

A303 - 1 mile	M3 - 2 miles
A34 - 3.5 miles	Winchester - 9 miles
Basingstoke - 10 miles	Andover - 11 miles
Southampton Airport - 17 miles	Heathrow - 42 miles

DESCRIPTION

The unit, known as Field View Room, is an attractive, first floor commercial space within a wider business centre comprising a meetings and events hall and conference room. It extends to approximately 330ft² (31m²), with the benefit of views over the recreation ground, a secure store cupboard and built to a very high standard providing an immaculately presented open plan space which would be well suited to an office or alternative business use.

The wider premises comprises a large shared kitchen and WC, and benefits from central heating and good internet. There are up to 4 allocated carparking spaces close to the station.

The premises is accessed off the highway into a shared carpark with key pad access to the building.

ACCOMMODATION AND RENT

The property extends to approximately 330ft² (31m²). The rent is £4,980 per annum plus VAT, exclusive of the service charge. Electricity, water, drainage, heating and broadband will be included within an annual service charge of £600 and billed monthly.

EPC RATING

An EPC assessment is being sought.

BUSINESS RATES

The Rateable Value of Unit is £422. Small business rate relief may be available.

TERMS

The premises are available on an internal maintaining and repairing lease for a term by arrangement and subject to regular rent reviews. The rent is exclusive of all outgoings, VAT and will be payable monthly in advance.

CONTACT

Louisa Watson Smith, t 01962 765 075
e lwatsonsmith@bcm.co.uk
Oliver Atkinson, t 01962 765 073
e oatkinson@bcm.co.uk

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the preparation of an agreement.

LOCAL AUTHORITY

Winchester City Council t 01962 840 222 w winchester.gov.uk

VIEWINGS

Strictly by appointment with BCM LLP.

DIRECTIONS

From Basingstoke, head west on the A303. Take the exit to Micheldever Station. Turn left onto Overton road, turn right onto Andover road. Follow the road into the village past the train station on your right. Bear left at the station and the Warren Centre will be adjacent to the recreation ground on the left.



Important Notice

BCM LLP, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and BCM have not tested any services, equipment or facilities. Tenants must satisfy themselves by inspection or otherwise. Particulars as of May 2021.

WINCHESTER

BCM, The Old Dairy, Winchester Hill, Sutton Scotney,
Winchester, Hampshire SO21 3NZ
T 01962 763 900 E info@bcm.co.uk

ISLE OF WIGHT

BCM, Red Barn, Cheeks Farm, Merstone Lane,
Merstone, Isle of Wight PO30 3DE
T 01983 828 805 E iow@bcm.co.uk

OXFORD

BCM, Ouseley Barn Farm, Ipsden,
Wallingford, Oxfordshire OX10 6AR
T 01865 817 105 E oxford@bcm.co.uk