



The Old Exchange

Station Road, Alresford, SO24 9JG

Highly Sought After
Location

TO LET

Offices in Highly Sought After Location

Allocated Parking, Short Walk to Village Centre and Amenities

1,698 ft² / 157.81 m²

Description

The office building is a single storey, traditional brick construction under a pitched tile roof.

Internally the offices are undergoing a comprehensive refurbishment to provide a modern contemporary feel.

Externally there is an elevated terrace leading to the entrance lobby, the car park is shared with the neighbouring properties and the offices benefit from 2 allocated parking spaces.

The property is located within the Alresford village conservation area.

Specification following refurbishment

- Self-contained
- LED lighting
- Gas central heating
- Desirable Village centre location in conservation area



Accommodation	ft²	m²
Office	1,520	141.21
Workshop	178	16.60
Total Area	1,698	157.81

Location

The Old Exchange is located in the heart of the popular village of Alresford, in close proximity to Winchester with its mainline rail links to London.

The property is accessed via a shared drive on the eastern side of Station Road and is surrounded by a mix of residential and commercial properties.

An abundance of amenities can be found on Alresford High Street, a short 1 minute walk from the property.

Winchester and Junction 9 of the M3 is approximately 6.4 miles to the west accessed via the A31 and the market town of Alton is approximately 11 miles to the east also accessed via the A31.

Terms

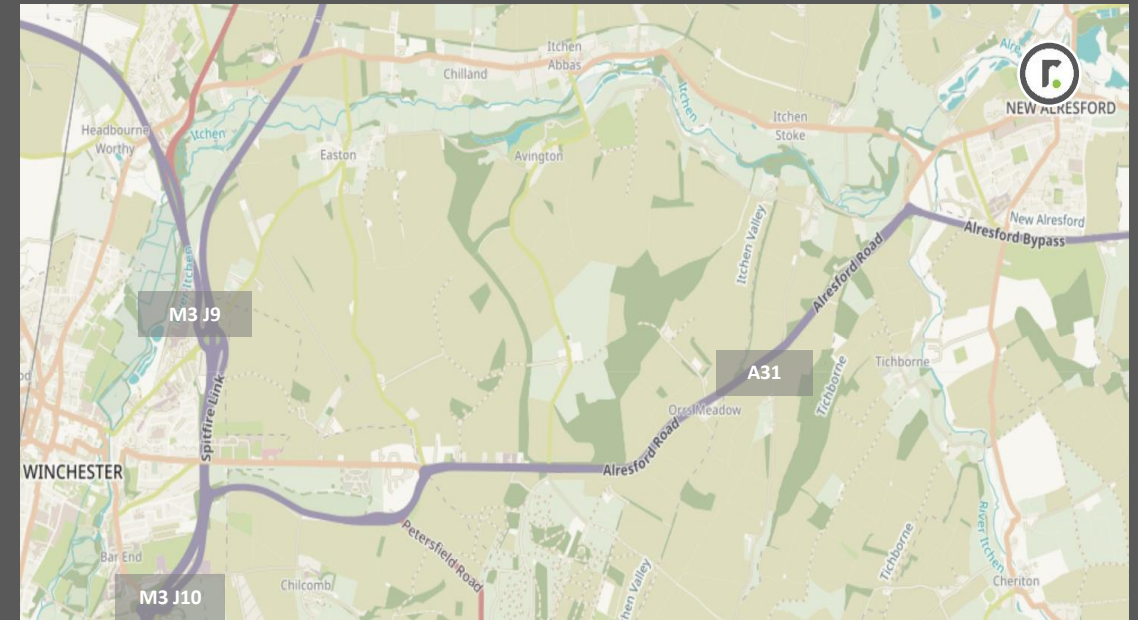
Following refurbishment the property is available on a leasehold basis, on terms to be agreed at a quoting rent of £31,400pa (£18.50 per sqft).

Business Rates

£7,800 (<https://www.gov.uk/correct-your-business-rates>). Any intending lessee must satisfy themselves as to the accuracy of this information via Winchester City Council.

Legal Costs

Each party is responsible for their own legal costs.



The Old Exchange, Station Road, Alresford, Hampshire

SAT NAV: SO24 9JG

VIEWING AND FURTHER INFORMATION
Viewing strictly by prior appointment

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