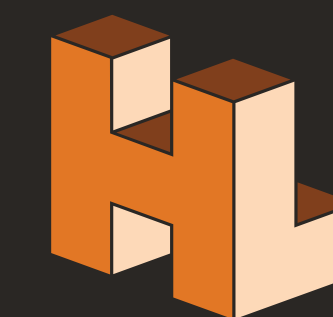




UNIT 8 LONGMOOR FARM BUILDINGS
Cranbury Park, Hocombe Road, Winchester SO21 2RH
TO LET | 1,226 sq ft (113.91 sq m)



HELLIER
LANGSTON

Description










Longmoor Farm comprises, in part, a selection of former farm buildings which have been converted to high grade commercial premises. In addition, are other commercial properties including a more modern building located near to the entrance of the estate which is occupied by Bright Horizons, a children's day nursery.

The subject property's conversion from a store building, provides provides high quality accommodation within an enviable rural setting within Cranbury Park, an estate steeped in local history. The building has views of and immediate access to a communal garden and pond area. In addition, there are various walking footpaths across the estate.

The building comprises an open plan single storey office with LED ceiling mounted strip lighting and 2 x suspended A/C units for heating and cooling. Facilities include a kitchenette with potential to enclose to create break out space, plus 1 x WC, 1 x wet room with shower and WC, plus store room with butler sink.

There is a parking area allocated immediately adjacent the building which provides scope for 8 cars including tandem parking. The office will be fully accessible by wheelchair. A permanent external ramp is currently being constructed.

Summary

-  Parking ratio 1:153 sq ft
-  LED lighting throughout
-  New M&E inc. air conditioning
-  Carpeted flooring
-  Decorated plaster board ceilings with mounted lighting
-  Perimeter trunking providing scope for flexible work station layout
-  Envidable setting
-  Communal garden and pond plus public footpaths across the estate
-  Flexible Use within Class E (c-g) being office, medical, day centre, sport/fitness



Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring practice (6th Edition) to NIA as follows:

Floor	Sq. m	Sq. ft
Ground Floor	113.91	1,226
Incorporating office, kitchen area & store cupboard.		

Terms

Available by way of a new full repairing and insuring lease.



Rent

Available at the following stepped rent subject to financial references:-

Year 1 - £20,000

Year 2 - £21,250

Year 3 - £22,500

Year 5 - £23,750

Year 5 - £25,000

All rents are per annum and exclusive of rates, VAT & all other outgoings.

Estate Charge

Communal costs are recovered annually in arrears on a pro rata basis.

Rateable Value

The premises are to be reassessed for classification as Office premises.

EPC Rating

B-26

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves.

Planning

Planning permission granted by Winchester City Council on 05.07.24 for uses within Class E (c-g). Planning Application Reference: 24/00370/FUL.

Viewing

Strictly by appointment with the sole agents.

Code for leasing business premises

In England and Wales the Code of Leasing Business Premises, 1st edition, strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.

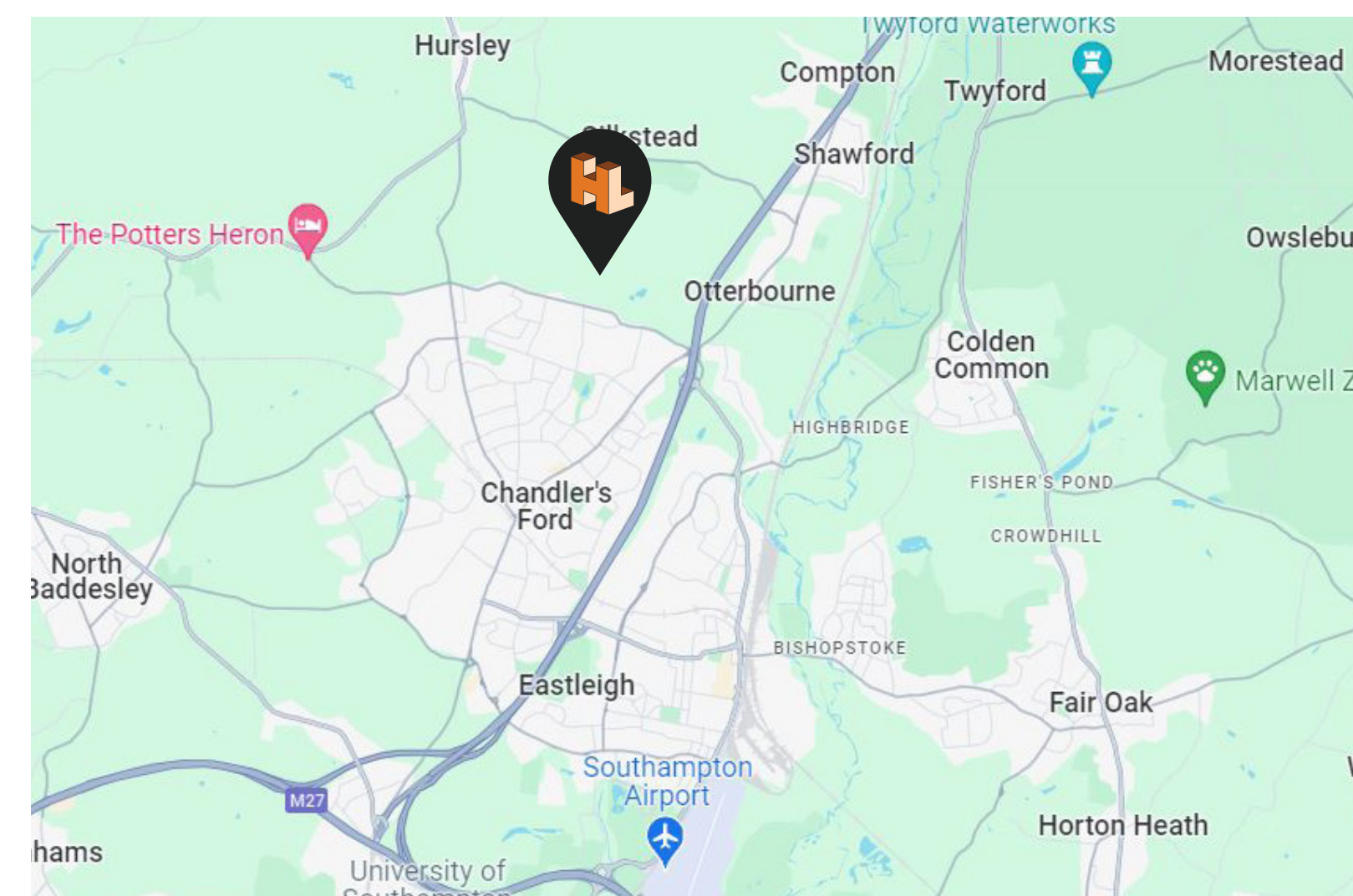
Location

Cranbury Park has the advantage of being a rural business park and being conveniently located in close proximity to the M3 motorway via Junction 12 which is approximately 1 mile to the east.

The M3 provides access to the M27 via Junction 4, which is approximately 4.5 miles to the south.

Winchester is located approximately 6.9 miles to the north and Southampton 7.75 miles to the south via Bassett Avenue.

Chandlers Ford Train Station is approximately 1.7 miles to the south.



Schedule an appointment

www.hlp.co.uk

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Contact our agency team

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