



Unit 3 Tidbury Farm, Bullington Cross, Winchester, SO21 3QQ

FLEXIBLE MODERN OFFICE SPACE - AVAILABLE AS A WHOLE OR SPLIT

Summary

Tenure	To Let
Available Size	3,746 to 7,857 sq ft / 348.01 to 729.94 sq m
Rent	£40,000 - £96,000 per annum
Rates Payable	£39,858 per annum
Rateable Value	£73,000
EPC Rating	B (49)

Key Points

- Available on a Floor by Floor Basis or as a Whole
- Self Contained
- Ample Parking
- Air Conditioning
- Unparallel Location for A34/A304
- Additional Space potentially available

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Description

Unit 3, Tidbury Farm is a purpose built, air conditioned, modern office offering predominantly open plan working space over two floors. Sited on a former dairy farm it benefits from ample parking and the peaceful environment typically associated with rural offices but in a location with exceptional connectivity. The offices were purpose built approximately 20 years ago and have been occupied by the NHS since then.

The offices are over two floors, which can be independently accessed and are separately serviced—with their own heating and cooling systems, WCs and kitchenettes. They are offered to let as a whole or separately.

The offices are of steel portal frame construction and have two large car parks on site. The building has mains electricity, oil fired central heating, air conditioning and water from a private farm supply. Broadband is also available.

Location

Tidbury Farm is located immediately off the A34/A303 "Bullington Cross" junction with its own access road directly off the junction. As a result it offers unparalleled connectivity to central southern England. Winchester is approximately 10 miles to the south, Basingstoke 17 miles east and Southampton only 22 miles south of the site.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Ground - Office	4,110	381.83	£56,000 /annum	Available
1st - Office	3,746	348.01	£40,000 /annum	Available
Total	7,856	729.84		

Terms

Available on a floor by floor basis or whole

Ground Floor £56,000 Per annum

First Floor £40,000 Per annum

Whole Building £96,000 Per annum

The premises are available on an internal maintaining and repairing lease for a term to be agreed and subject to regular rent reviews. The rent is exclusive of all outgoings and VAT and will be payable monthly in advance. Maintenance of external garden and car park areas will be the responsibility of the tenant.

Additional Building

There is an additional agricultural building on site that is also potentially available if required, subject to obtaining the necessary planning permission for change of use.

Business Rates

Rateable Value £73,000 per annum for the whole building.

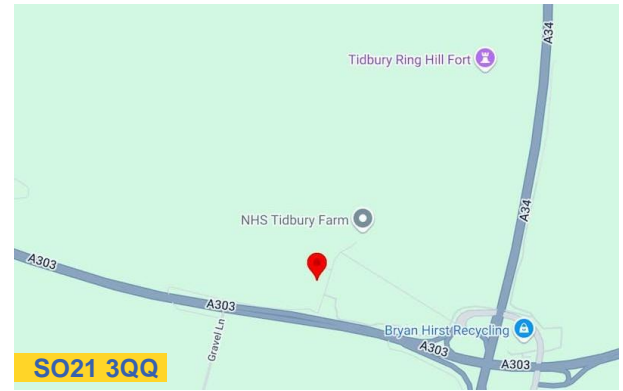
You are advised to make your own enquiries to the local authority before making a commitment to lease.

Other Costs

Legal Costs - Each party to be responsible for their own costs incurred in the transaction.

Service Charge - A fixed charge of £3,000 per annum, contributing to the cost of water and maintenance of a shared private drainage system is applicable.

VAT - Unless otherwise stated all costs and rents are exclusive of VAT.



Viewing & Further Information

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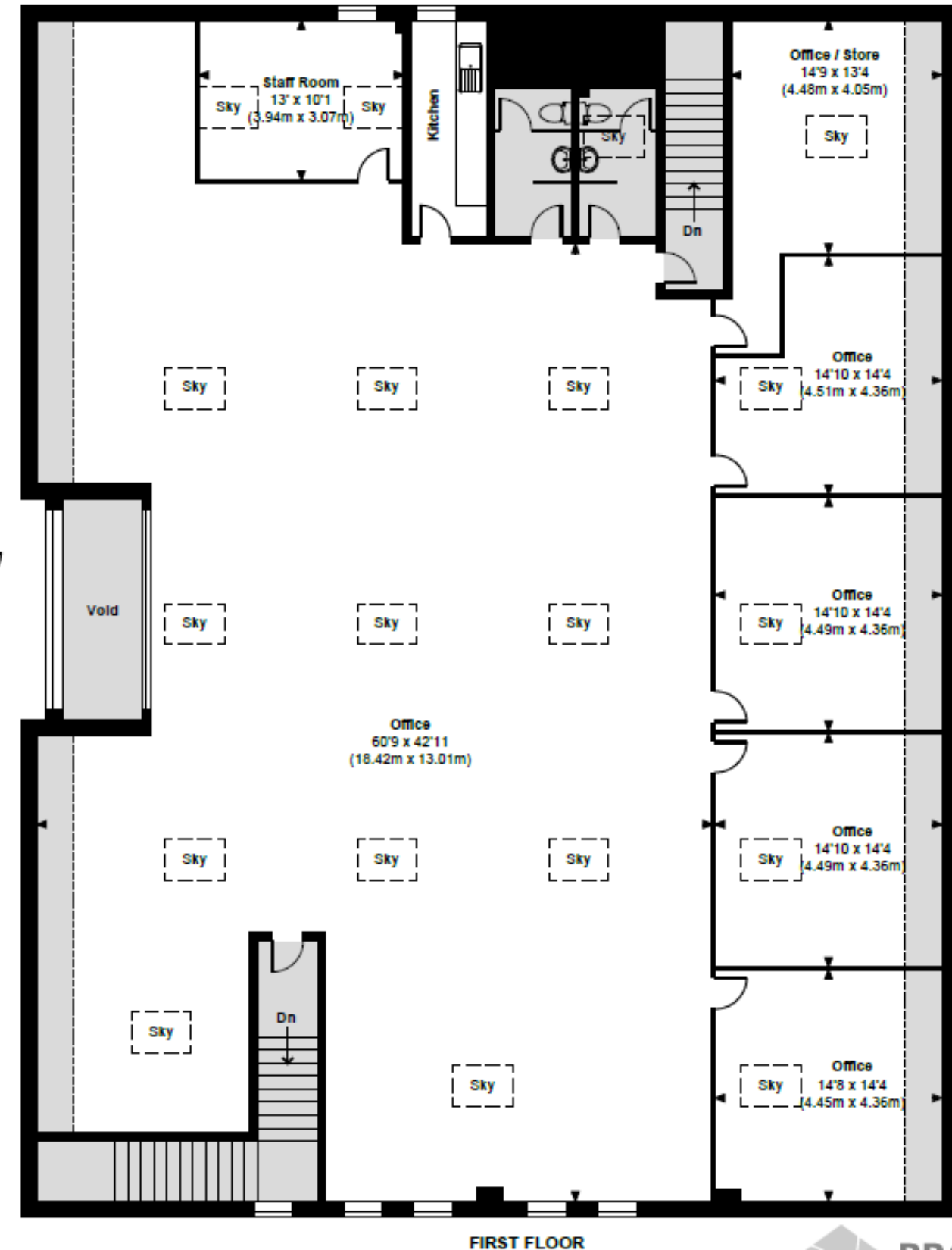
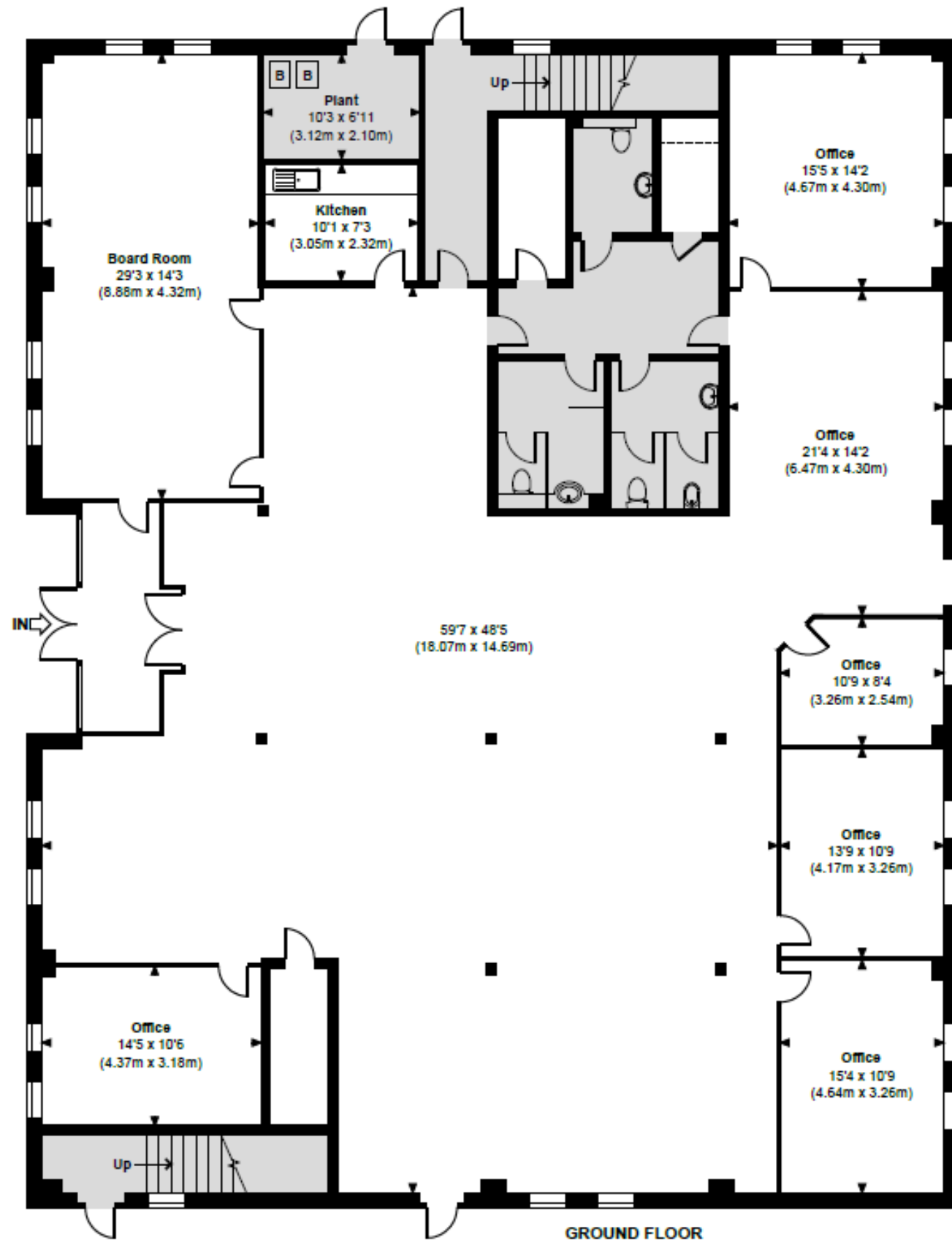
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Tidbury Farm

Approximate Net Internal Area
Total = 7167 Sq Ft / 665.84 Sq M



GROUND FLOOR

FIRST FLOOR



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This plan is for illustrative purposes only and is not to scale. If specified, the Net Internal Area (NIA), dimensions and the size and placement of features are approximate and should not be relied on as a statement of fact. Whilst not an exhaustive list, the NIA excludes areas below 1.5m room height, internal walls (unless non-structural within sole occupancy tenancy), permanent corridors / circulation areas, stairwells and toilets but includes kitchens. No guarantee is given for the NIA and no responsibility is taken for any error, omission or misrepresentation

Indicates restricted room height less than 1.5m.