

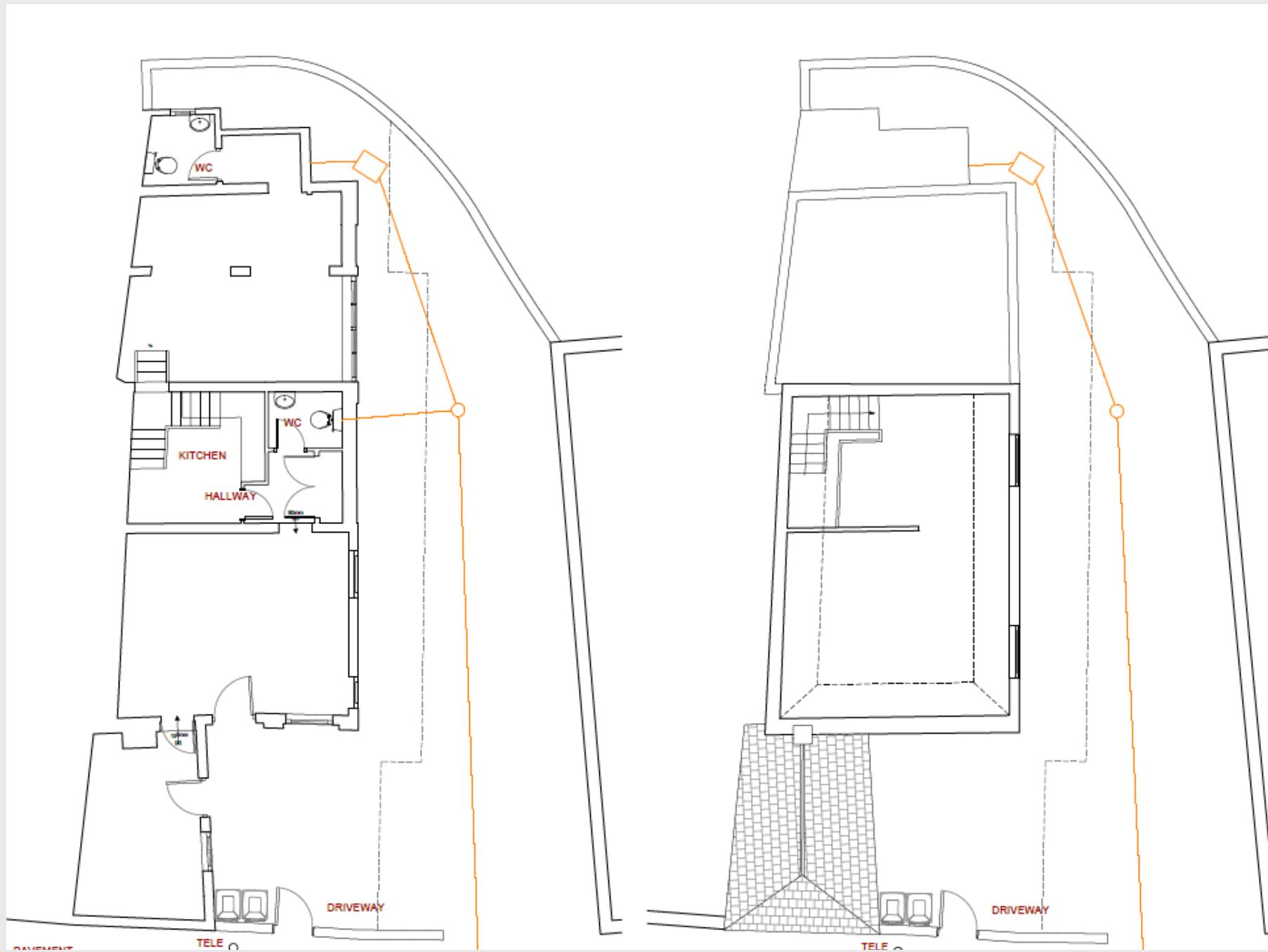


The Old Stables, adjacent 7 Winchester Street, Botley  
Southampton SO30 2EB

TO LET | 96.75 sq. m. (1,042 sq. ft.)

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## Summary

96.75 sq. m. (1,042 sq. ft.)

New short-term / flexible lease or Licence available

Excellent transport links

Forecourt parking

## Description

The property comprises a former stable block which is in use as an office. It is of traditional construction with brick elevations and timber framed single glazing throughout. The roof is pitched and tile covered and there is a single storey rear extension. Externally the property has a small courtyard area to the front which is accessed via a shared entrance with 7 Winchester Street, the adjacent building.

Internally the property provides a number of compartmentalised offices with painted brick walls, plaster and painted ceilings and timber floors throughout which have a mixture of carpeting and laminate floor coverings. Telephone data and power cabling is by way of perimeter trunking. Lighting is provided by a mix of ceiling mounted strip fluorescent lighting and recessed spot lighting. Heating is provided by way of wall mounted pressed steel radiators served by gas fired central heating boiler.

## Terms

The property is available on a new short term / flexible lease or licence for a term to be agreed at a rent of £17,175 per annum exclusive of rates, VAT and all other outgoings.

## 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	60.73	654
First	36.02	388
<b>Total:</b>	<b>96.75</b>	<b>1,042</b>

## EPC Rating

E123

## Planning

The property has Grade II Listed status. The permitted use is as offices.

## Location

Botley is a village located in Hampshire with an estimated parish population of 5,100. The property is located on B3354 Winchester Street close to the junction with High Street, providing access to a range of shops, cafes and pubs.

J7 of M27 is approximately 2.7 miles distant and Botley mainline station gives direct access to London Waterloo, as well as Southampton, Winchester and Portsmouth.

## Rateable Value

Offices and premises £9,600.

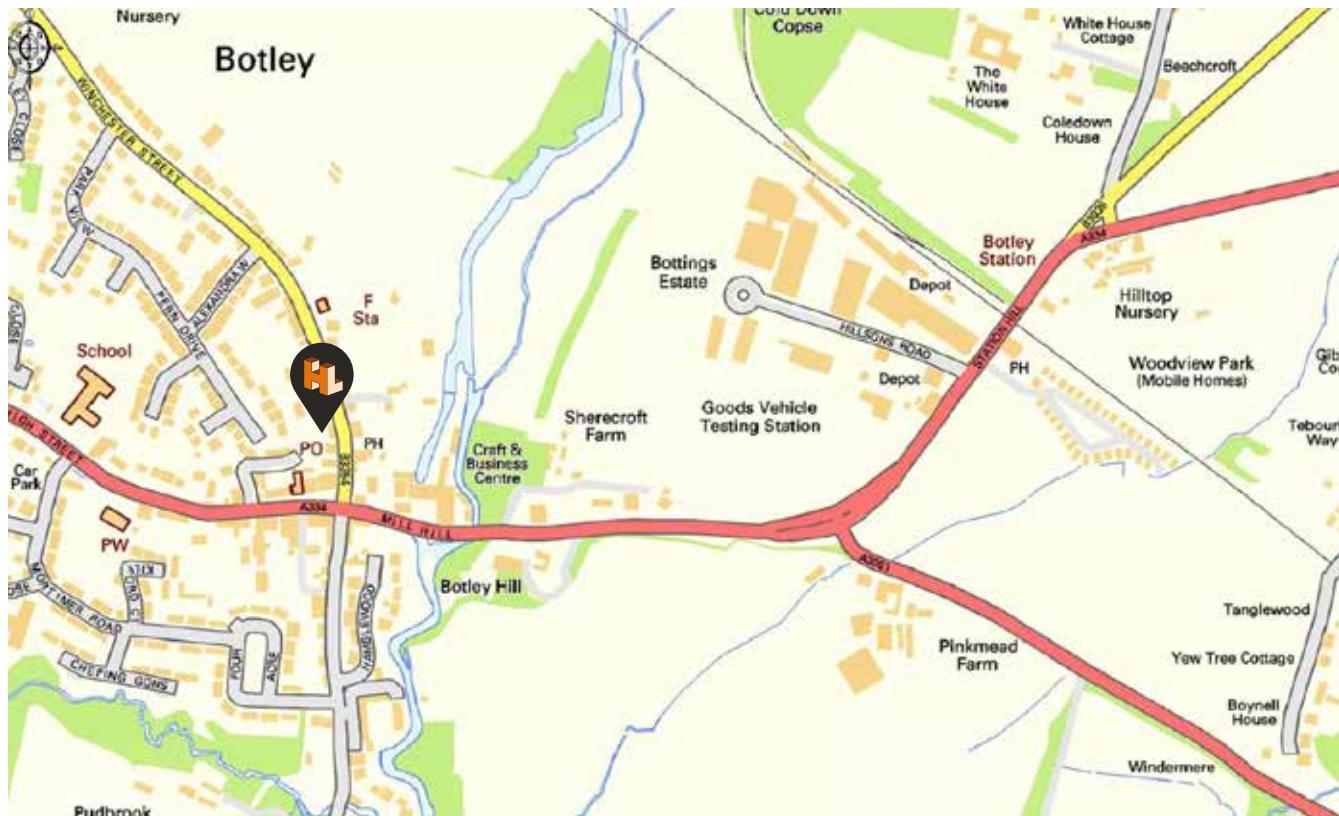
Source: [www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

## Viewing

Strictly by appointment with the sole agents Hellier Langston.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax. We understand the property is not VAT elected.



Schedule an appointment

[www.hlp.co.uk](http://www.hlp.co.uk)

T: 01329 220 111

E: [fareham@hlp.co.uk](mailto:fareham@hlp.co.uk)

Contact our agency team

Patrick Mattison

T: 07926 581 464

E: [patrick@hlp.co.uk](mailto:patrick@hlp.co.uk)

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