

TO LET

1,330 sq ft

Character offices
(Also planning for D1 Health Centre)

Building 1, Lake Court
Hursley
Winchester
SO21 2LD

- **Attractive rural offices with medical use planning consent**
- **6 car spaces**



Location

In a prominent and accessible position, off the A3090 between Romsey and Winchester in the Ampfield / Hursley area. The offices are near to the Potters Heron Hotel and Restaurant and the major IBM research offices at Hursley. There is access to the M3 (junction 12) about 3 miles east, with Romsey 3 miles south west and Winchester 6 miles north east.

Description

One of four individual buildings, of brick/flint elevations within a landscaped courtyard setting.

Original features have been retained where possible to create accommodation of character but with modern features.

Accommodation

Ground floor

Offices/Consulting rooms.....656 sq ft

First floor

Offices/Consulting rooms674 sq ft

TOTAL1,330 sq ft (123.60 sq m)

All floor areas referred to are net internal approximate.

The quoted areas include some space which is lower than normal working height together with kitchen and reception areas

Features

- Double glazing
- WC's on ground floor
- Courtyard garden
- Heating
- Carpeting
- Mix of laminate and carpeted
- 6 car spaces
- Perimeter trunking

Planning consent

The current planning consent is for Class D1 Medical use. However, following recent legislation, the Use Classifications have been changed so the old Class D1 Medical now sits within a new Class E. Class E includes offices, financial services, research, and clinic use. Potential occupiers are advised to satisfy themselves on the consent prior to lease.

Rateable Value

Source www.voa.gov.uk on 5 April 2023
Rateable Value – £16,500
UBR - £0.499 (2023/2024)
To be checked by the incoming occupier

Lease

Available on a new lease, terms to be agreed.
Full repairing and insuring basis.

Service charge

A service charge is payable

Rent

£23,000 pa exclusive (about £17.29 psf)



EPC

The EPC rating is D83

A copy of the EPC report is available upon request

Further information

Contact the agents Holt Consult

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info@holtconsult.co.uk

Date 230523v4