

TO LET

2,670 sq ft

Detached Offices

**Building 3, Lake Court
Hursley
Winchester
SO21 2LD**

- **Character rural offices**
- **15 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 with a landscaped courtyard.

The building was extensively refurbished and upgraded about 5 years ago and overlooks attractive open countryside.

Accommodation

Ground floor

.....1,573 sq ft

First floor

.....1,097 sq ft
(includes 311 sq ft less than 1.5 m height)

Total2,670 sq ft

All floor areas referred to are net internal approximate.

Features

- Double glazing
- WCs on each floor
- Kitchen area on each floor
- Air conditioning and electric heating
- Currently with data cabling and data room
- Carpeting
- Perimeter trunking
- 15 car parking spaces
- Shower on 1st floor
- Reception and some quality partitions
- Landscaped site

EPC

The EPC rating is D89.

A copy of the EPC report is available upon request.



Rateable Value

Source www.voa.gov.uk on 12 July 2023

Rateable Value - £36,750. UBR £0.499 (2023/2024)

To be checked by the ingoing occupier

Lease

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

Service charge

A service charge is payable

Rent

£46,725 pa exclusive

About £17.50 psf



Further information

Contact the agents Holt Consult

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