

To Let

- Close to M3
- Excellent Car Parking
- Air Conditioning




Keygrove
www.keygrove.com
023 8063 5333

Well Presented Office in Semi Rural Location
1,566 - 4,348 sq ft (145.48 - 403.93 sq m)

Ground Floor Office, Poles Lane, Otterbourne, Winchester, SO21 2EA

Ground Floor Office, Poles Lane, Otterbourne, Winchester,
Hampshire, SO21 2EA

Description

This attractive office building comprises a ground floor office space with a shared entrance reception. The offices can either be let as a whole, or as two independent suites.

The offices are arranged as a combination of open plan space and some meeting rooms. They benefit from perimeter trunking, air conditioning/ heating and LED lighting. There is a staff kitchen and break out space with access to an outside patio picnic area.

There are ladies and gents WCs along with 35 car parking spaces.

Accommodation (Approximate IPMS3)

Floor	Area (sq ft)	Area (sq m)
Suite 1	1,566	145.48
Suite 2	2,423	225.1
Entrance Foyer	357	33.17
Total	4,348	403.93

Energy Performance Certificate

EPC to be provided.



Terms

The offices are available on a new full repairing and insuring lease at an initial rent of £74,000 per annum exclusive. The offices could be provided as two suites.

Rates

To be assessed.

VAT

We are advised that VAT will be payable.



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Location

Poles Lane is located in the village of Otterbourne, which is a well connected location. The property is approximately 2 miles from both Junction 11 and Junction 12 of the M3 motorway. Winchester is approximately 5 miles to the north and Southampton Airport Parkway is approximately 6 miles to the south. The property is located on an operational waste transfer site.

There is main line rail access from Shawford (approximately 20 minutes on foot) with direct services to Southampton and London Waterloo. Local amenities include a convenience store and a variety of pubs and restaurants.

Contact/Viewing details

For all enquiries:

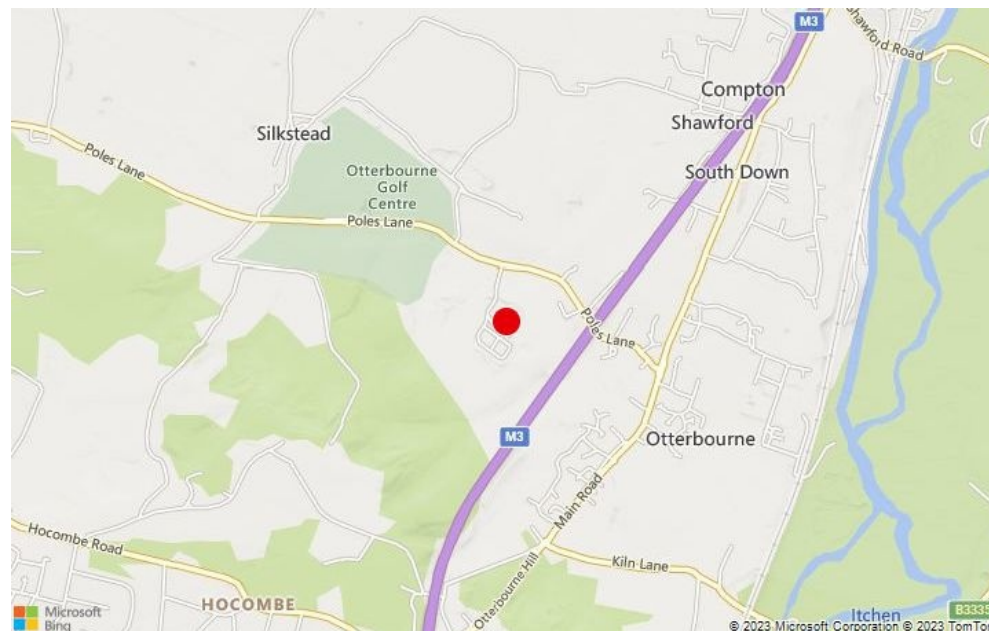
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Map



Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors. Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

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Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incident of VAT in respect of any transactions. The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100064761

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