



TO LET

Workshop Premises
1918 sq ft (178.18 sq m)

- Detached Workshop Premises with Offices
- Picturesque Rural Location
- Superfast Broadband Available
- Ample Loading & Parking

Dean Hill Park, West Dean

Unit 18, The Loco Shop, Dean Hill Park, West Dean, Nr Salisbury, SP5 1EZ

LOCATION

West Dean lies to the south east of Salisbury, approximately 10 miles from the City Centre. It is well located with connections to Romsey, 12 miles, and via the A36 to the M27 at Ower, 11 miles.

The mainline railway through Salisbury to Southampton has a regular stopping service at West Dean Station, within walking distance of the Park.

The Loco Shop is situated on Dean Hill Park, part of the redevelopment of former MOD buildings to provide workshop, warehouse and office space. Dean Hill Park provides an open parkland setting within a secure fenced site.

DESCRIPTION

The Loco Shop comprises a detached workshop building with fitted offices.

The workshop is accessed via an electric roller shutter door. The offices have fitted carpets, electric heating, LED strip lighting and WC facilities.

A concrete surfaced loading apron provides access and ample parking.

Money Laundering Regulations Purchasers/Tenants will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

PLANNING

The property has planning permission for use within Class E and B2. Hours of use from 7.00 am to 9.00 pm Mondays to Fridays and 7.00 am to 1.00 pm on Saturdays. Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Test Valley Borough Council, Beech Hurst, Weyhill Road, Andover, SP10 3AJ. Tel: 01264 368000.

ACCOMMODATION

Workshop	1437 sq ft	(133.50 sq m)
Offices	481 sq ft	(44.68 sq m)
Total	1918 sq ft	(178.18 sq m)

LEASE TERMS

New flexible leases are available. There is a service charge payable towards the upkeep and maintenance of the common areas of the Business Centre.

RENT

£13,000 per annum exclusive.

VAT

VAT is payable on the rent.

BUSINESS RATES

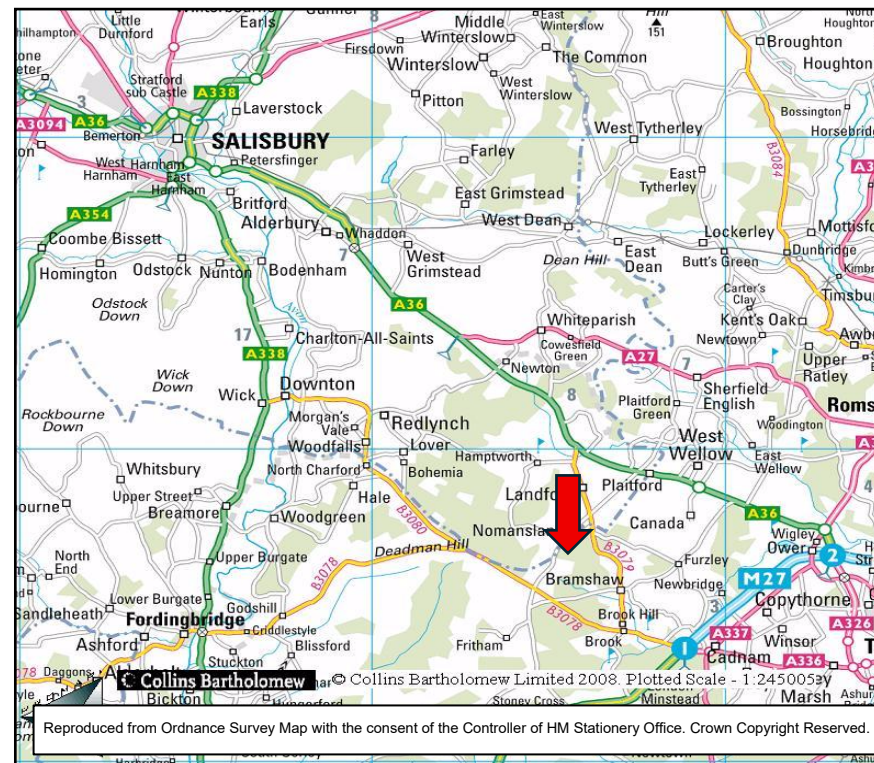
Rateable Value: £12,500.*

Rates payable for year ending 31/03/27: £5,400.**

*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

**This property may qualify for Small Business Rates Relief.

Code for Leasing Business Premises As an RICS Regulated firm we adhere to the Code for Leasing Business Premises, which recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through the RICS web-site, www.rics.org.



SERVICES

Mains electricity, water, drainage and fast broadband available.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

ENERGY PERFORMANCE

The property has an EPC rating of E111.

VIEWING

Strictly by appointment only.

Ref: GM/JW/17124-18

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