



TO LET

Workshop & Yard
6799 sq ft (631.62 sq m)

- Site Area 1.31 acres (0.53 ha)
- Detached Workshop Building
- Secure Surfaced Yard

Lower Brook, Kings Somborne

Somborne Chalk Quarry, Lower Brook, Kings Somborne, Stockbridge, SO20 6QR

LOCATION

Kings Somborne is a large, historic parish and village in the Test Valley district of Hampshire, England. Located on the A3057 between Stockbridge and Romsey, it is often described as a quintessential English village known for its thatched cottages and rich history.

The property is located on the A3067, just outside of Kings Somborne, approximately 4 miles north of Romsey and 6 miles south of Stockbridge, linking to the A30, A34 and A303, approximately 14 miles. The M27 is 8 miles to the south.

DESCRIPTION

The site comprises part of a former quarry that forms a level concrete surfaced yard, which is fenced and accessed through secure electric gates. The site extends to approximately 1.31 acres. There is an industrial/workshop building of steel frame construction with profile steel cladding to walls and roof. The building is serviced by two loading doors and has a minimum eaves height of 7 metres.

PLANNING

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

Site Area	1.31 acres	(0.53 ha)
Workshop		
Building	6799 sq ft	(631.62 sq m)

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.

LEASE TERMS

A new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews.

RENT

£100,000 per annum exclusive.

VAT

Rent exclusive of VAT (if applied).

BUSINESS RATES

To be assessed.*

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

SERVICES

Mains electricity, water and drainage available.

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

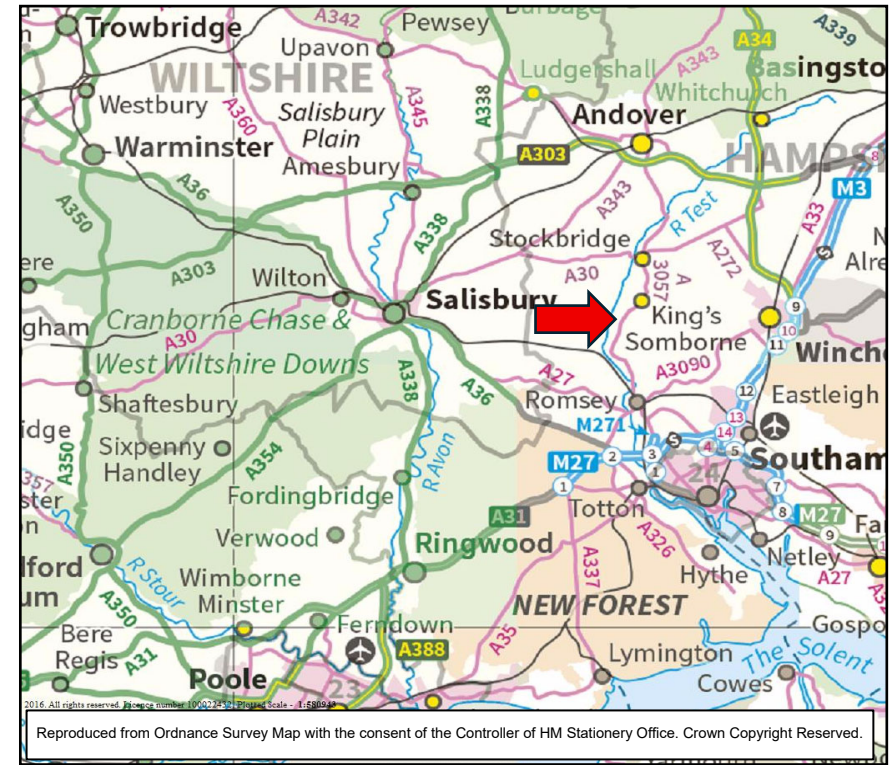
ENERGY PERFORMANCE

The property has an EPC rating of B50.

VIEWING

Strictly by appointment only.

Ref: DS/JW/20031



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.

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