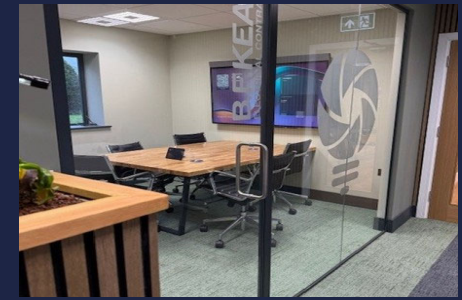




TO LET

Office Suites

From 705 sq ft to 2,081 sq ft
(65.49 sq m to 193.32 sq m)

- Purpose Built New Offices
- High Specification
- Ample Car Parking
- Idyllic Location
- Close Proximity to Stockbridge
- Good Transport Connections

Hollom Down Road, Lopcombe

Testwood House Offices, Hollom Down Road, Lopcombe, SP5 1BP

LOCATION

Testwood House is situated conveniently close to the intersection of A30 and A343 at Lopcombe Corner, approximately 9 miles from the City of Salisbury, 9 miles from Andover and 6 miles from Stockbridge.

DESCRIPTION

Testwood House is a newly constructed high quality office building with excellent on-site parking. The building is arranged as a number of individual office suites accessed via a central atrium stairwell, which also provides WC accommodation. Each suite will have kitchenette facilities.

The separate annex building provides an open plan office, together with kitchen and cloakroom facilities.

PLANNING

The property has planning consent for offices within Class E(g)(i).

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.

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.

ACCOMMODATION

Main Building

Ground Floor

Suite 1 **705 sq ft** (65.49 sq m)

First Floor

Suite 2 **1376 sq ft** (127.83 sq m)

Annex Building

Ground Floor **476 sq ft** (44.22 sq m)

LEASE TERMS

Flexible leases for a term to be agreed. A service charge payable to cover costs of electricity and water and for the maintenance of common areas.

RENT

Suite 1 £7,500 per annum exclusive

Suite 2 £13,950 per annum exclusive

Annex **Under Offer**

VAT

VAT is payable on the rent.

BUSINESS RATES

To be assessed.*

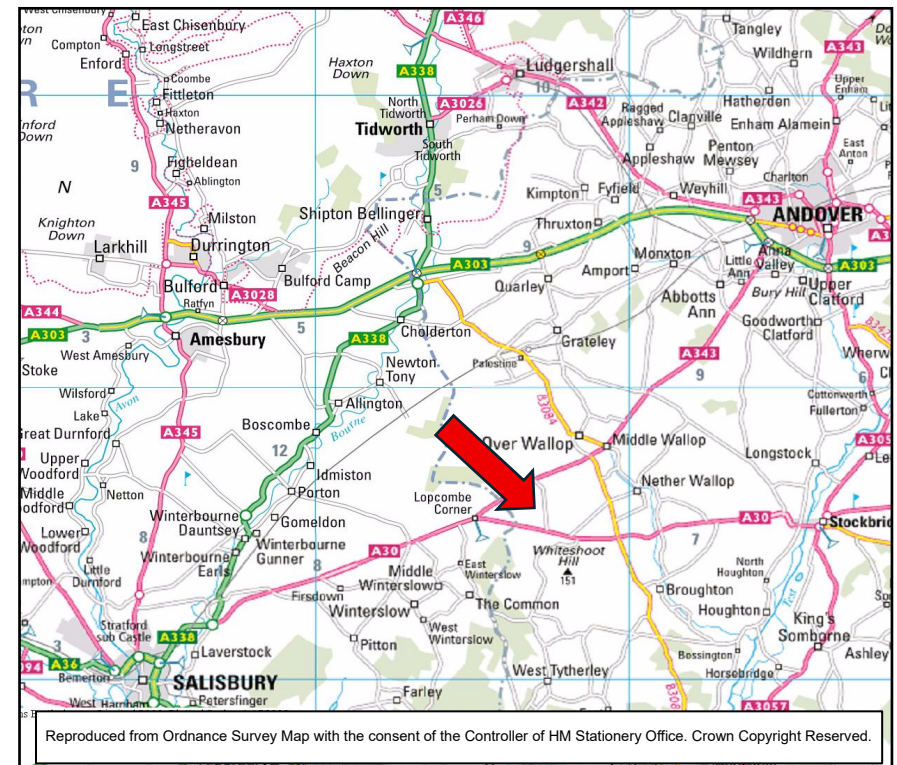
*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

SERVICES

Mains electricity, water and private drainage.

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

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.



ENERGY PERFORMANCE

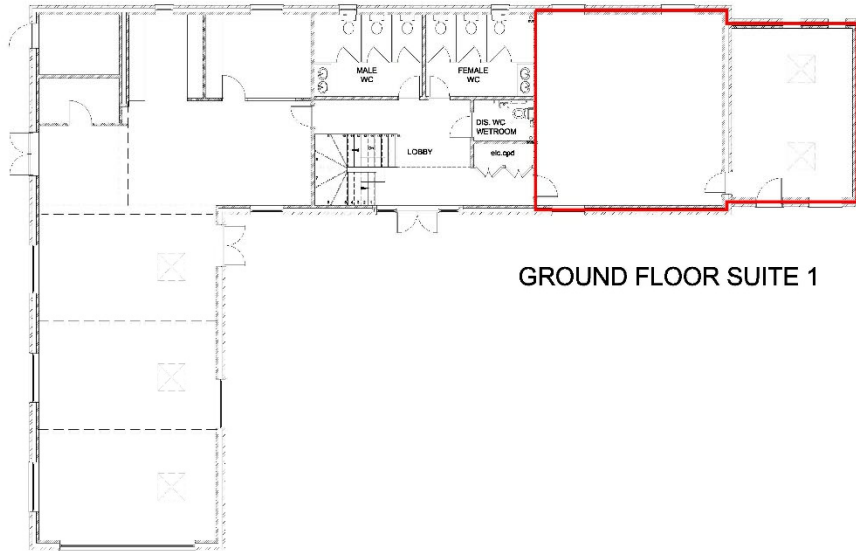
The property has an EPC rating of A6.

VIEWING

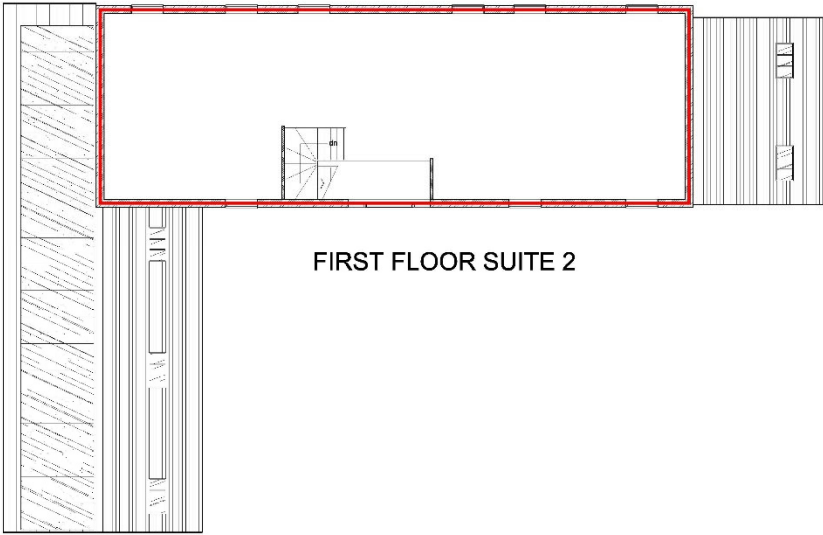
Strictly by appointment only.

Ref: DS/JW/20154

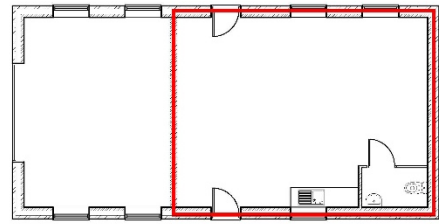
Disclaimer Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that:- i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.



GROUND FLOOR SUITE 1



FIRST FLOOR SUITE 2



ANNEX