

**Unit 6A, The Old Station,
Dean Hill Park, West Dean,
Nr Salisbury, SP5 1EZ**

Office & Storage Unit

977 sq ft

(90.76 sq m)

To Let



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.

SITUATION

The Old Station 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

Unit 6a comprises an office and storage unit situated at the entrance to the Dean Hill Park site. The building provides 3 offices fitted out to a good standard to include strip lighting, carpets, electric heating, kitchen and WC, and adjoining storage unit with up and over shutter door for loading.

ACCOMMODATION

Offices	704 sq ft	(65.40 sq m)
Store	273 sq ft	(25.36 sq m)
Total	977 sq ft	(90.76 sq m)

LEASE TERMS

A new internal repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews. There is a service charge for the maintenance and upkeep of the common areas of the Business Park.

RENT

£8,750 per annum exclusive.

VAT

VAT is payable on rent.

BUSINESS RATES

To be assessed.*

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

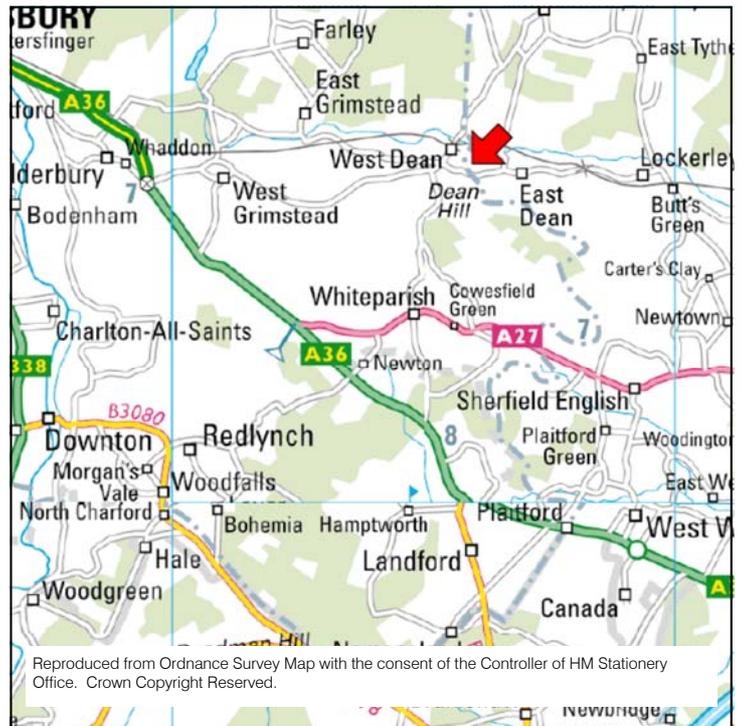
SERVICES

Mains electricity (3 phase), private 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.

PLANNING

The unit has planning consent for B1 (light industrial), B2 (general industrial) and B8 (storage and distribution) uses. Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Wiltshire Council, The Council House, Bourne Hill, Salisbury, SP1 3UZ. Tel: 01722 434327.



ENERGY PERFORMANCE

The property has an EPC rating of E123.

VIEWING

Strictly by appointment only.

Ref: DS/JW/17124-6A

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.

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.

49 High Street, Salisbury, Wiltshire, SP1 2PD

Email: commercial@myddeltonmajor.co.uk

www.myddeltonmajor.co.uk

