



TO LET

Office Suites

From 705 sq ft (65.5 sq m) to
2,081 sq ft (193.33 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 central atrium stairwell which also provides WC accommodation. Each suite will have kitchenette facilities

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

PLANNING

The property has planning consent for offices with 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 (65.5 sq m)
First Floor	
Suite 2	1,376 sq ft (127.80 sq m)

Annex Building

Ground Floor	476 sq ft (44.20 sq m)
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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.*

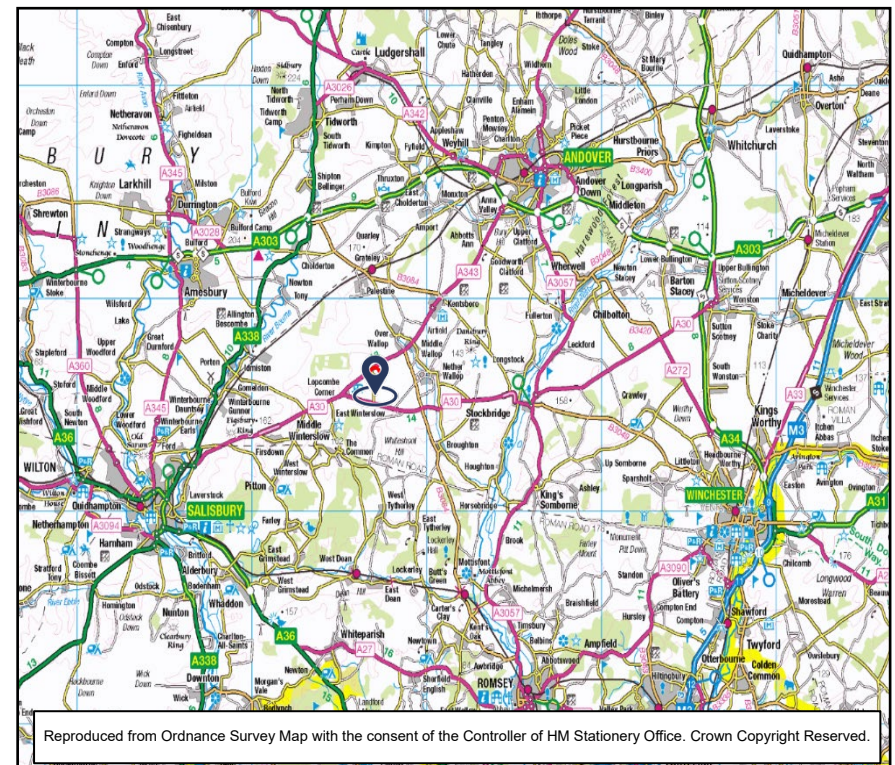
*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

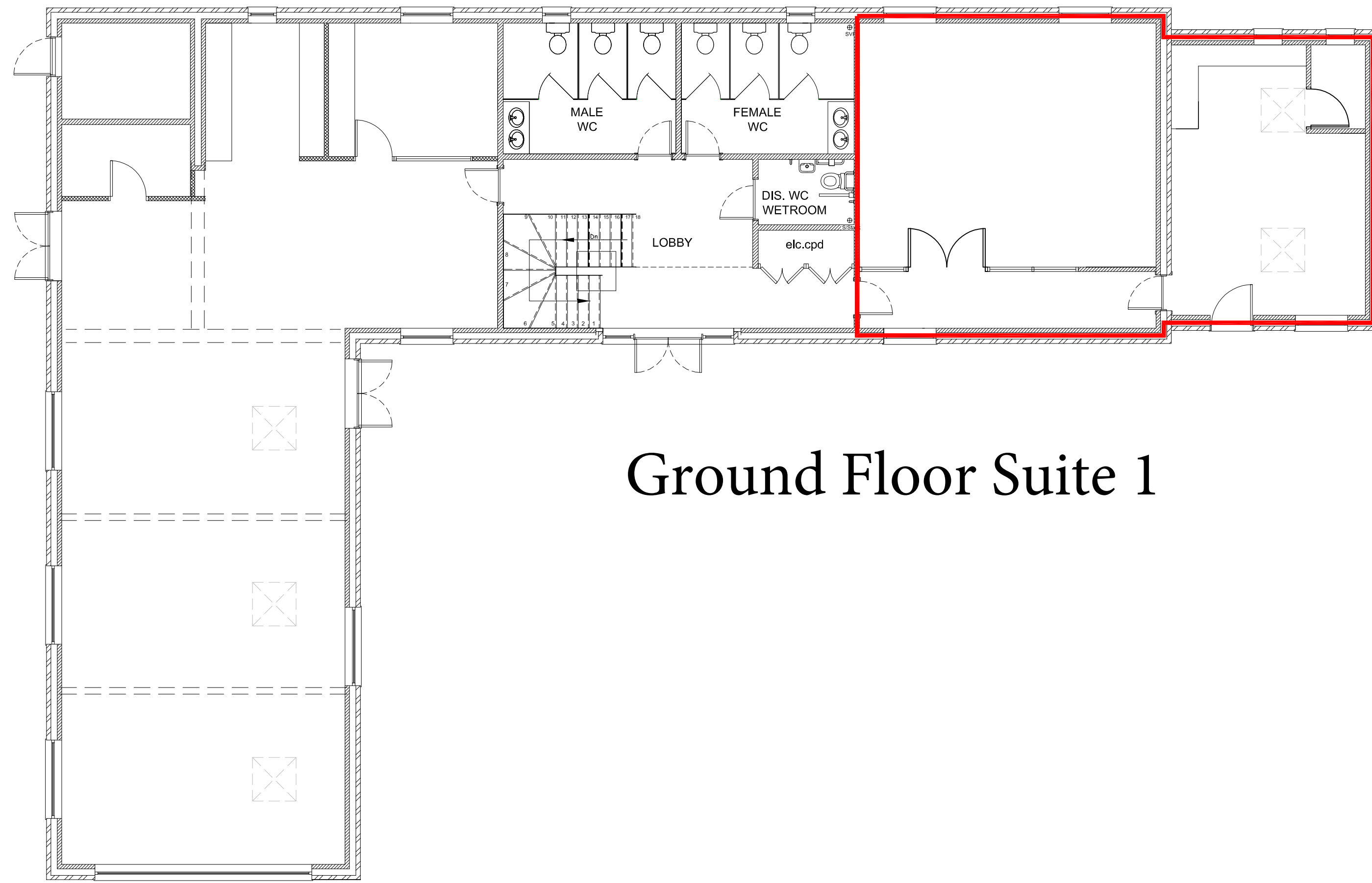
SERVICES

Mains electricity, water and private drainage.

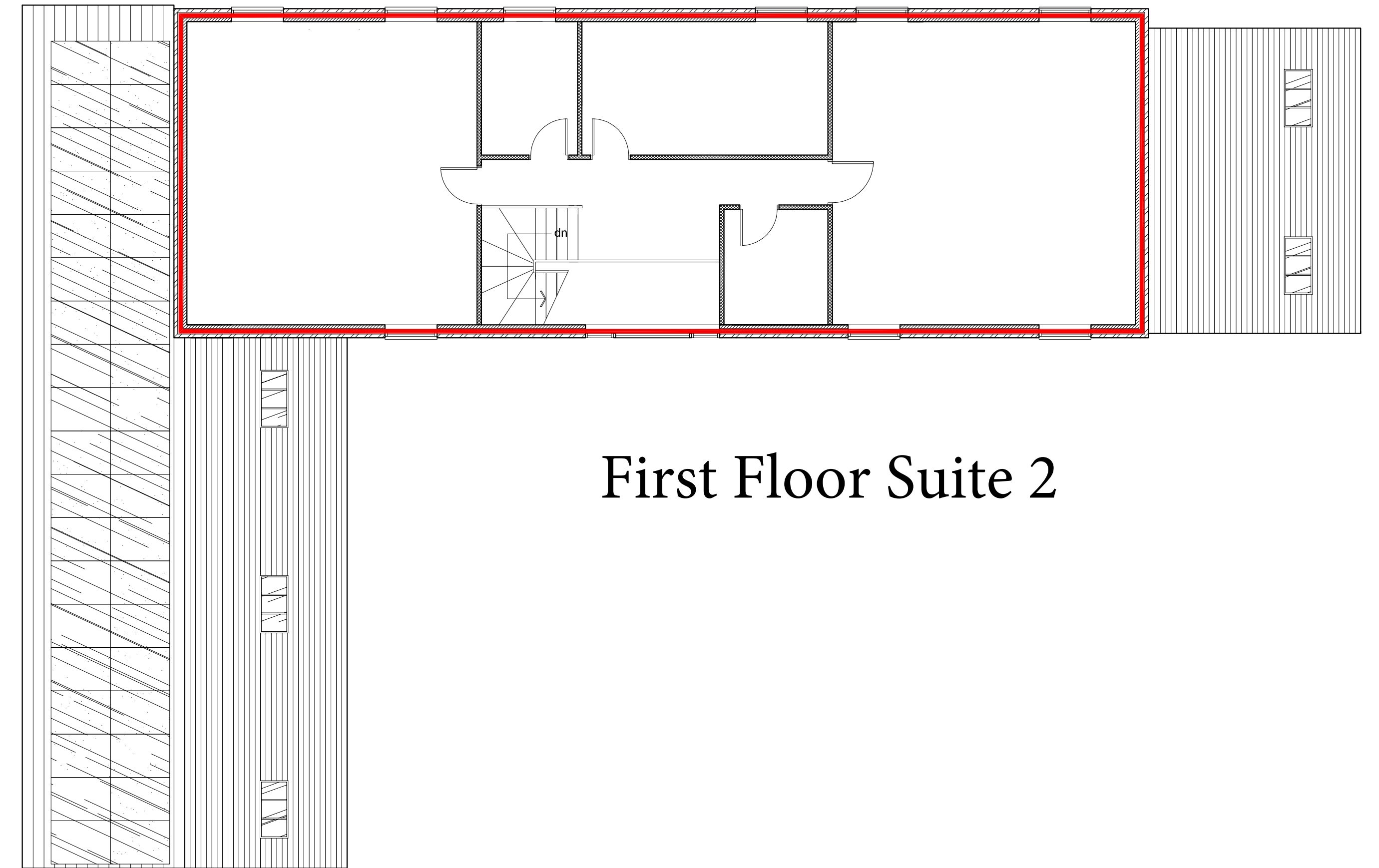
Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

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.

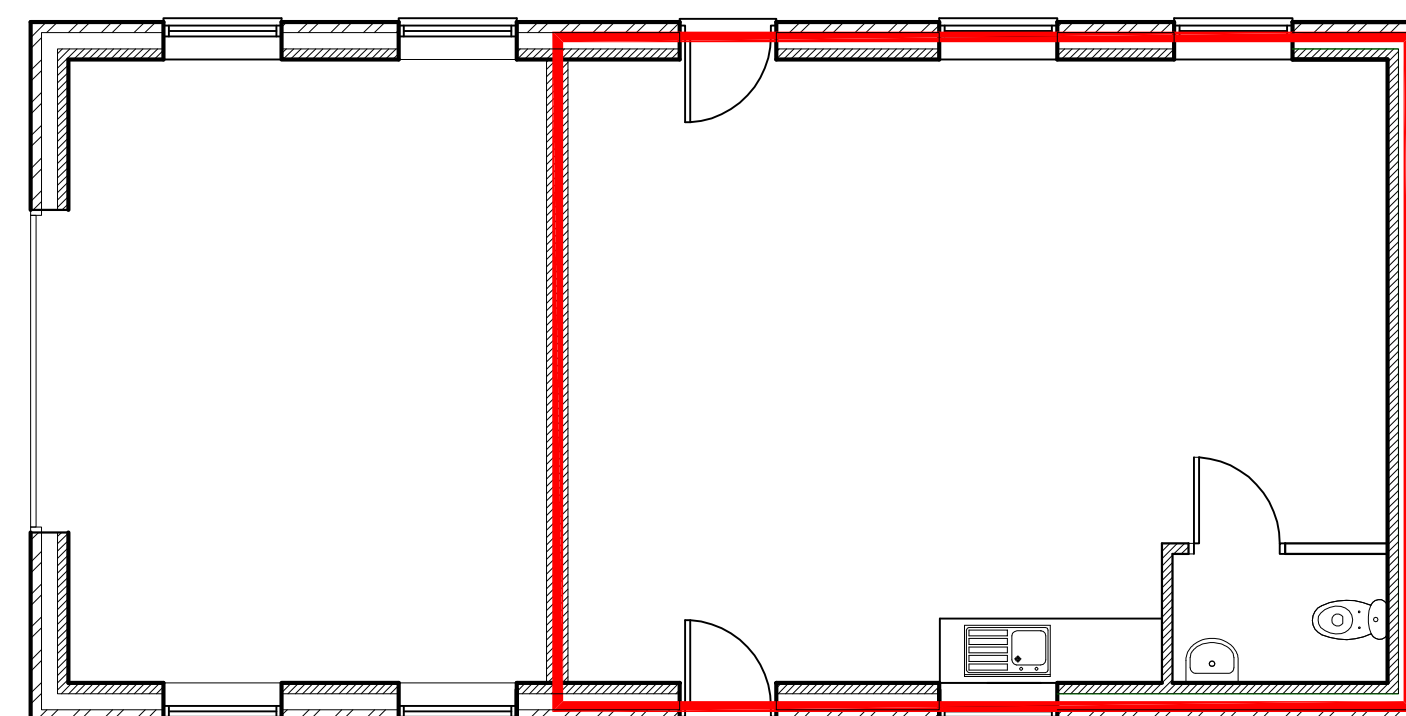




Ground Floor Suite 1



First Floor Suite 2



Annex