



KEY FEATURES

- To Let – range of office suites
- Offices to rent
- Quoting rent from £375 pcm
- Flexible occupational terms
- Shared kitchen, communal WC facilities
- Free car parking
- Situated in Bishops Waltham
- Available NOW



SITUATION

Bishops Waltham is an attractive and historic market town, strategically positioned between Winchester, Portsmouth, and Southampton, Bishops Waltham enjoys excellent connectivity while retaining its distinct village character. Good road links via the M27 and M3 corridors ensure convenient access across the South Coast and beyond. Combining historic charm with modern convenience, Bishops Waltham presents an attractive opportunity for businesses seeking a well-connected location with a strong sense of place.

DESCRIPTION

A Grade II listed building in a quiet location offering a selection of office spaces suited to a wide range of potential occupiers who are looking for an affordable base within Bishops Waltham. The property comprises three individual first floor offices, one with separate access. The accommodation benefits from double glazed windows and electric heating system, while communal facilities include a kitchen and WCs. There is an osteopathic clinic and psychotherapy clinic currently occupying the ground floor rooms.

The property has its own free car park that can be used between 8am and 5pm, with further parking available on nearby streets or in the library next door.

Flexible occupational arrangements are proposed either by way of a licence or lease, on terms to be agreed.

ACCOMMODATION & RATES

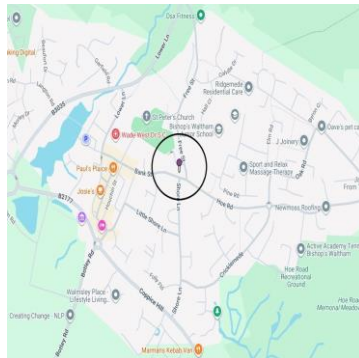
The below space(s) are currently available and have the following approximate net internal areas and quoting rents:

- Suite 1: First floor office, 289 Sq. Ft licence fee £375pcm, deposit £433
- Suite 2: First floor office, 438 Sq. Ft licence fee £625pcm, deposit £721
- Suite 3: First floor office, 252 Sq. Ft licence fee £375pcm, deposit £433
- Entire first floor: 979 Sq. Ft licence fee £1,250pcm, deposit £1,442

Rates quoted are for the rent only, any utilities, business rates, service charge, telecoms, broadband or buildings insurance would have to be paid separately.

NB: Please note that Trinity Rose Commercial are purely acting as advertising agents. All enquiries will be passed to the landlord or managing agents, through whom viewings, negotiations and occupational agreements are made directly.

Rent deposits are equivalent to 5 weeks' rent.



Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

