



4 Mill Court

Sawmills, Durley, SO32 2EJ

Part Income Producing / Part Vacant Possession

1,877 sq ft
(174.38 sq m)

- 2-storey office premises
- Gas central heating including ground floor underfloor
- Carpets and perimeter trunking
- Part air-conditioning
- 4 no. EV charging points
- 10 car parking spaces
- Kitchen, Shower and WC facilities

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Summary

Available Size	1,877 sq ft
Price	£375,000
Business Rates	See below
Service Charge	£2,362.48 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

4 Mill Court comprises a 2-storey terraced office building of traditional brick construction under a pitched slate covered roof. The property offers a range of open plan and private suites over ground and first floors with amenities including Velux windows, LED lighting, carpeting, gas central heating, perimeter trunking, part air-conditioning cassettes plus kitchenette, shower and WC facilities. Externally, the property benefits from approximately 10 car parking spaces. The parking is presently split between 7 for the ground floor and 3 for the first-floor suite. The property also has the benefit of 4 no. EV charging points at the rear of the building. **EPC's: Ground Floor C-70 - First Floor D-83.**

Location

Durley is situated approximately 3 miles north of Hedge End which is accessed by Junction 7 of the M27. The village is easily accessible from Southampton, Portsmouth, Winchester and Bournemouth. Bishops Waltham is located approximately 2 miles to the northeast of Durley and provides a range of local amenities, as well as access to the M3 and A34. Both Botley and Hedge End railway stations are within 2 miles and offer frequent services to London Waterloo. Neighbouring occupiers on the Mill Court development include Highfield Professional Solutions, R & L Lancefield, BRICS Development, IDS Media UK plus Breheny Civil Engineering.

Accommodation

The accommodation comprises the following net internal areas:

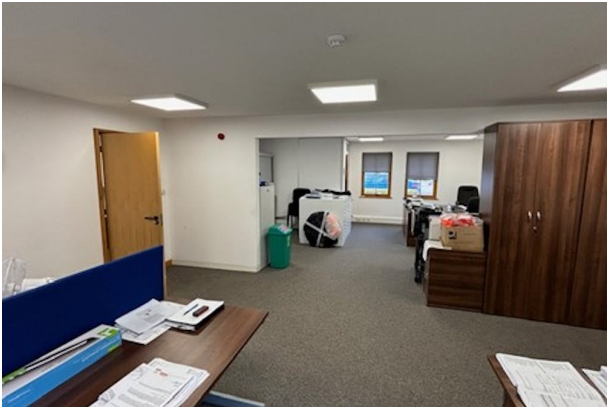
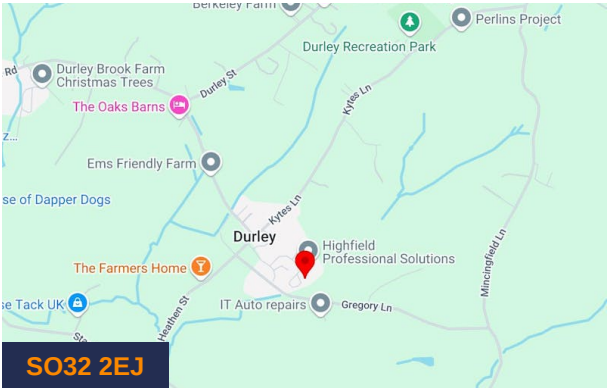
Name	sq ft	sq m	Availability
Ground - Office accommodation	1,155	107.30	Let
1st - Offices including stores & kitchenette	722	67.08	Available
Total	1,877	174.38	

Terms

Freehold sale with vacant possession of the first floor, plus the existing lease on the ground floor suite. Breheny Civil Engineering Ltd hold a 10 year effective FRI lease by way of service charge excluded from the Security of Tenure Provisions of the Landlord & Tenant Act. The lease runs from September 2022 and incorporates an upwards only rent review and tenant only break option in the 5th year. The passing rent equates to £17,000 pax.

Rateable Value

The property has been assessed to have the following RV's effective from 1st April 2026 - Ground floor - £17,500 - First floor - £10,250.



Viewing & Further Information



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