



The Old Workshop, Hoplands, Kings Somborne SO20 6QH

TO LET

Rural Office In Remote Location

1,070 Sq Ft
(99 Sq M)

The Old Workshop, Hoplands, Kings Somborne SO20 6QH

DESCRIPTION

A ground floor office set in a rural location surrounded by beautiful countryside and open fields.

Internally there is a mix of open plan office space and partitioned offices/meeting rooms, as well as a kitchenette facility and two WC's. Other benefits include double glazed windows and a gas boiler.

Externally there is plenty of parking in front of the office.

- ✓ **Abundance Of Parking**
- ✓ **Beautiful Countryside Surrounds**
- ✓ **Character Features**
- ✓ **Kitchenette Facilities**
- ✓ **Mix Of Open Plan & Partitioned Offices**
- ✓ **Double Glazed Windows & Gas Boiler**



LOCATION

The Hoplands Office is situated in a scenic rural location just outside the village of Kings Somborne, that lies on the edge of the valley of the River Test. It's around 3 miles south east of Stockbridge and it's well positioned near historic countryside.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground Floor	1,070	99
Total	1,070	99

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

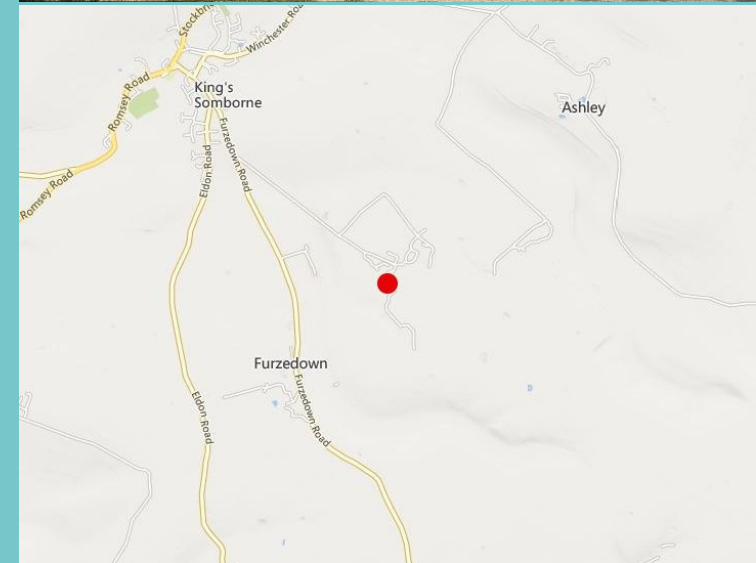
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Available by way of a new Full Repairing and Insuring lease on a term to be agreed. Rent is £17 psf.

EPC

The Energy Performance Asset Rating is D (85).



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VIEWING & FURTHER INFORMATION

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