Office

TO LET

CURCHOD&CO



Barrow Hill Barn

Barrow Hill, Goodworth Clatford, Andover, SP11 7RG

Barn conversion style offices in an idyllic location

169 to 3,992 sq ft

(15.70 to 370.87 sq m)

- Rural location
- Allocated parking
- Communal kitchen/breakout area
- Shower & WC facilities
- Fibre broadband available

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Summary

Available Size	169 to 3,992 sq ft
Rent	£14 per sq ft
Business Rates	£7,400-£39,616
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The conversion of this former agricultural barn was carried out to a very high specification, retaining many original features and providing a characterful working environment in a picturesque part of the Test Valley.

The vacant accommodation ranges from a small suite across two rooms to larger, open plan offices that can be let individually or in combination. The offices are generally specified with carpet tile flooring, Category V cabling, suspended ceilings, electric panel heaters and some of the offices have air conditioning cassettes. There are shared kitchen / breakout, WC and shower facilities within Barrow Hill Barn and dedicated parking on site at a ratio of 1:118 sq ft. The property has a fibre optic broadband connection and there are two conference rooms in the building that can be booked out by tenants for meetings for a fee.

Location

Goodworth Clatford is an affluent and attractive village that benefits from good road communications with easy access via the A3057 to the A303, A34 and M3 motorway. More comprehensive facilities can be found in the neighbouring town of Andover about 3 miles to the north and the Cathedral cities of Winchester and Salisbury are both approx. 18 miles distant.

The offices are situated at the top of Barrow Hill overlooking the Hampshire countryside.

Accommodation

The accommodation comprises the following areas:

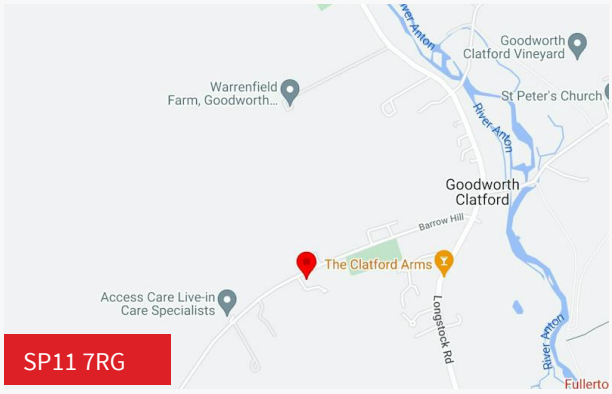
Name	sq ft	sq m
Ground - Suite 1 - Office 1	416	38.65
Ground - Suite 1 - Office 2	238	22.11
Ground - Suite 2 - Office 3	1,031	95.78
Ground - Suite 2 - Office 4	169	15.70
1st - Suite 4 - Office 8	2,138	198.63
Total	**3,992**	**370.87**

Terms

The suites are available to let separately or as a whole via new effective full repairing and insuring leases for a term to be agreed, subject to periodic rent reviews. There is a service charge payable in relation to the maintenance and repair of the property and upkeep of the communal areas. More information relating to the charges is available via the agent.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.





Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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