



Dean Hill Park, Salisbury  
£10,500 per annum

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## Unit 7b, Dean Hill Park, West Dean, Salisbury, Wiltshire, SP5 1EZ

**A well located and newly refurbished business unit to let with flexible accommodation arranged over two floors in this idyllic and secure rural business park. Viewing is essential.**

- Well located business unit to let
- Superb and secure rural business Park
- Outstanding rural views
- Newly refurbished accommodation
- Ground floor storage/workshop
- Independent downstairs W.C.
- Oil central heating
- Private water supply and drainage
- Gated and fenced development
- Good road and rail links

Viewing strictly by appointment with the seller's Agent

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### THE PROPERTY

The property comprises a substantial and newly refurbished commercial unit which is arranged over two floors and comprises a generous ground floor workshop/storage area with double doors giving access for loads and further windows give dual aspect giving good ambient light and provision for multiple uses (subject to local authority approval). This substantial ground floor space has a delightful outlook in this convenient yet rural position. The first floor offices are also well appointed and benefit from Cat 2 lighting and distant rural views which are further complemented by double opening doors and a Juliet balcony. The ground and first floor facilities will work well for multiple uses and provide storage/showroom potential through the ground floor with potential administration and sales offices at the first floor level.

### THE LOCATION

The property forms part of an historic Ministry of Defence facility which has been converted into a secure fenced business park with numerous business types. Having entered the park there is good security and ample

parking immediately opposite and behind. There is ample space for an outdoor facility for example picnicking bench and the whole site enjoys a rural feel yet is only a short distance from Dean railway station and the A36 which gives access to Southampton approximately 30 minutes.

### BUSINESS RATES

We are awaiting verification of business rates and all interested tenants should check the rates prior to proceeding.

### SERVICES

3 phase mains electricity, private water and drainage and heating is fire oil central heating. Please be advised that the services fixtures and fittings that are highlighted herein have not been tested by the agent and all incoming tenants should confirm their functionality and working order before proceeding.

### PLANNING/ USAGE

Interested parties should satisfy themselves as to the suitability of the proposed use and all enquiries in this

regard should be directed to test Valley Borough Council, beach Hurst, way Hill Road, Andover SP10 3AJ (01264) 368 000

### ENERGY PERFORMANCE CERTIFICATION

(EPC) We are awaiting confirmation of the rating and will update with further information when available.

### DIRECTIONS

For satellite navigation please use postal code SP5 1EZ.

From the A36 follow the signs for the village of West Grinstead and pass straight through this village continuing to the next village of West Dean (location of railway station). At the centre of the village turn right passing the village green and follow this road for about 1 mile and the business park can be found upon the right-hand side. Having entered the park continue past the entrance gate and the property can be found immediately in front with parking to both front and rear.

