



Dean Hill Park, Salisbury
£10,500 per Annum

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

A superb and newly refurbished commercial unit to let on this secure and convenient rural business park. Viewing is essential.

- Impressive refurbished commercial unit
- Storage/workshop facility with load access
- Generous first floor offices with far-reaching rural views
- Easily accessible gated business Park
- Ample parking and outside space
- Oil central heating
- Double glazing
- Private water and drainage supply
- Good rail and road links
- Viewing is essential

Viewing strictly by appointment with the Agent 01722 441 999

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THE PROPERTY

A newly refurbished and substantial commercial unit forming part of this impressive detached building in the convenient rural business Park of West Dean. The unit benefits from an impressive ground for storage facility with characterful supporting piers which can provide useful demarcation and this area enjoys a triple aspect with load accessible double doors and additional double doors with Juliet balcony giving far-reaching views. Within this area there is a separate WC. The first floor offices are accessed from the communal lobby and provide a substantial working environment and would be consistent with a sales or administration offices. The views from this level are of course further enhanced and far-reaching.

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.

