



Unit 1 Poles Copse

Poles Lane, Otterbourne, Winchester SO21 2DZ

TO LET | 1,972 sq ft (183.2 sq m)



HELLIER
LANGSTON

Description

The premises comprise a detached two storey converted barn with a profiled metal sheet roof and timber clad elevations.

The available suite is located on the ground floor and immediately accessible off the main entrance lobby.

The space will be comprehensively refurbished and will be available from October 2025.

Summary



Double glazed windows



LED lighting (post refurbishment)



8 designated car parking spaces, with large overflow car park



Air conditioned



Extensive landscaped grounds and rear picnic area



Good motorway access



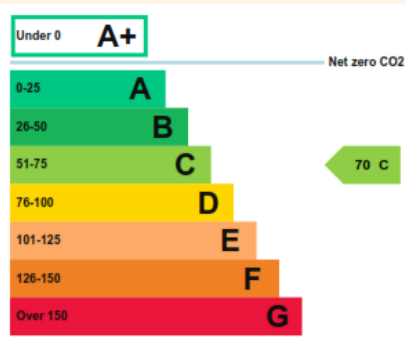
Secure cycle storage



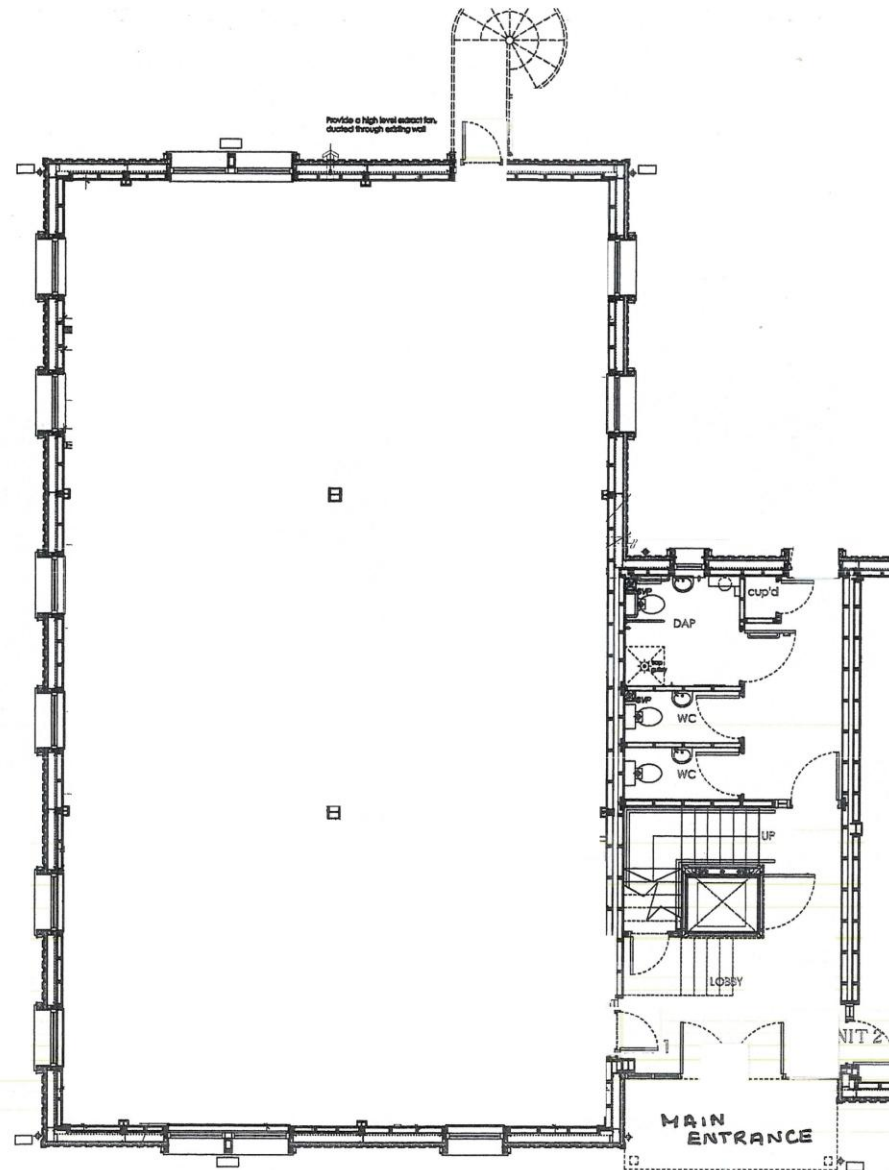
Shower facilities



EPC C-70 (will be improved following refurbishment)



Floor plan



Ground Floor Layout

Accommodation

The premises have been measured to Net Internal Area as follows:

Floor	sq m	sq ft
Ground Floor Unit 1	183.2	1,972

EPC

C70 (to be improved following refurbishment).

Terms

The suite is available by way of new effectively Full Repairing lease for a term to be agreed.

Rent

£39,440 per annum (£20.00 sq ft).

Rateable Value

The premises are assessed as offices and premises with a 2023 Rateable Value of £30,250.

Service Charge

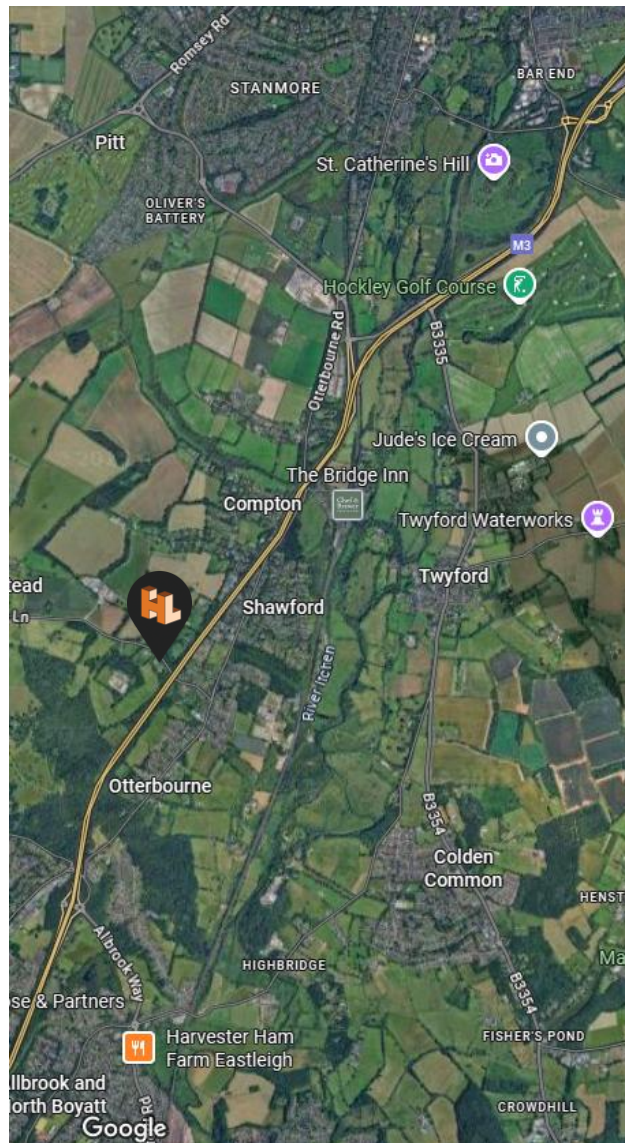
A service charge will be levied, further detail upon application.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

VAT

We understand that VAT is payable.



Location

Poles Copse is located immediately to the west of the M3 on the edge of Otterbourne. Access is via Poles Lane which links to Main Road/ Otterbourne Road, with Otterbourne Road providing access to Winchester and the M3 to the north and Main Road access to Southampton, Eastleigh and the M27 to the south.

Junction 12 of the M3 is circa 1.6 miles to the south and Junction 11 circa 2.7 miles to the north.

There is a Nisa convenience store and a stop for the No.1 Winchester- Southampton bus service within 5 minutes' walk on Main Road.

Viewing

Strictly by appointment with the sole agents.



Please scan the QR code to access further information on our website.

Schedule an appointment

www.hlp.co.uk

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E: Fareham@hlp.co.uk

T: 02382 022 111

E: southampton@hlp.co.uk

Contact our agency team

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