

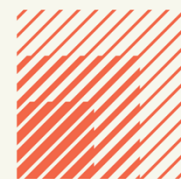


# Unit 1 Poles Copse

Poles Lane, Otterbourne, Winchester SO21  
2DZ

**TO LET**

1,972 sq.ft. (183.2 sq. m.)



**HELLIER  
LANGSTON**

[www.hlp.co.uk](http://www.hlp.co.uk)

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# Open plan offices in landscaped grounds

## 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.

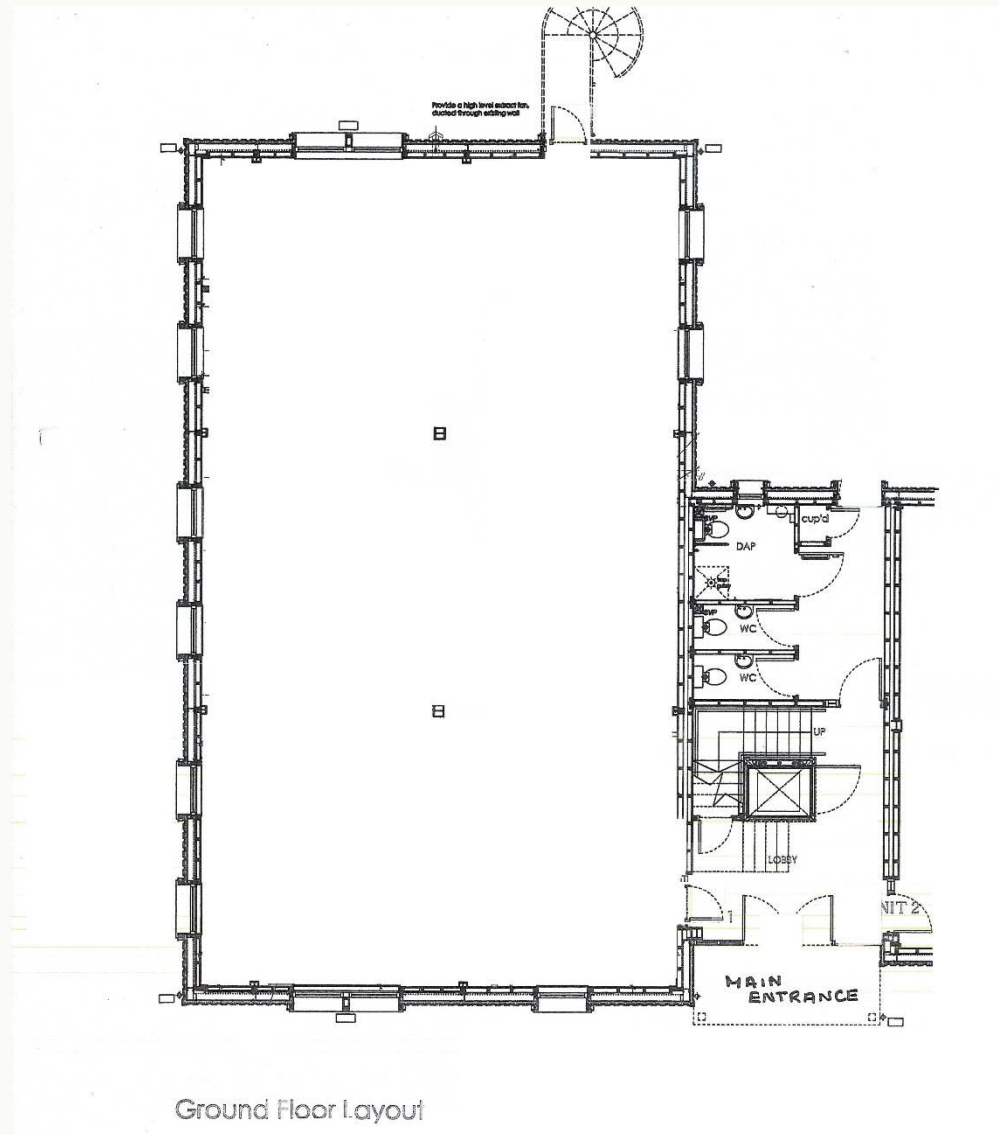
## Specification

- Double glazed windows
- LED lighting
- 8 Designated car parking spaces with additional overflow car park
- Air conditioned
- Extensive landscaped grounds and picnic area
- Good motorway access
- Secure cycle storage
- Shower facilities
- Open plan
- EPC-70 (will be improved following refurbishment)



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## Floor plan









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## Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring practice (6th Edition) to NIA as follows:

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

## Business Rates

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.

## EPC

C-70

## 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).

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves.

## AML

In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.

## Code for Leasing Business Premises

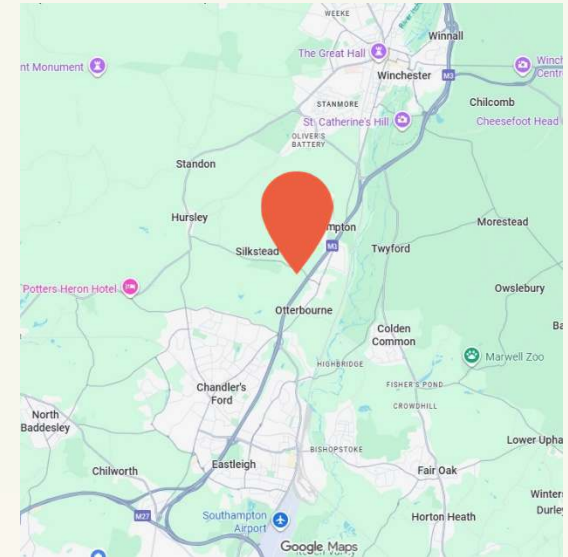
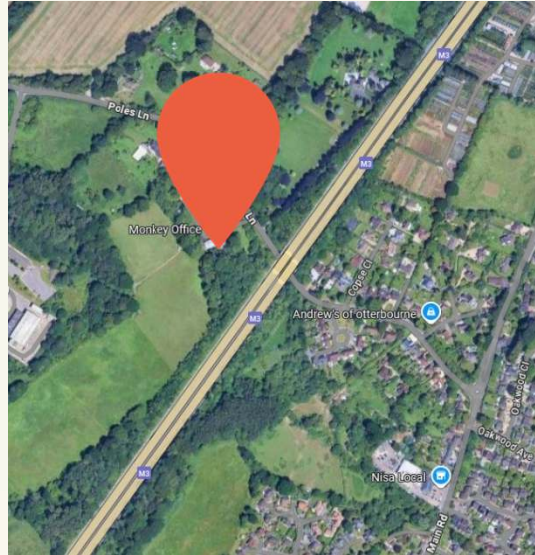
In England and Wales the Code for Leasing Business Premises, 1st edition, strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.

## 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.



# HELLIER LANGSTON

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Strictly by appointment with sole agents Hellier Langston