



Unit 5 Mill Court, The Sawmills, Durley SO32 2EJ

**TO LET
FOR SALE**

Self Contained Office

**1,769 Sq Ft
(164 Sq M)**

Unit 5 Mill Court, The Sawmills, Durley SO32 2EJ

DESCRIPTION

The property is a self-contained, mid-terraced office unit located in the The Sawmills - a small business estate comprising of various style offices/business units.

The office benefits from separately controlled A/C units, toilets on the ground floor with a kitchenette located within the office space on the same floor. The first floor comprises of two separate rooms either side of the staircase, with one of them leading to the roof which has extra storage space if required.

There is a generous amount of parking with 9 spaces.

- ✓ Ground and first floor offices
- ✓ 9 allocated parking spaces
- ✓ W/C and kitchenette facilities
- ✓ Separately controlled A/C units
- ✓ Rural and quiet office environment
- ✓ Sale or Letting options available



LOCATION

Durley is located approximately 3 miles of J7 of the M27, offering easy access to Southampton, Portsmouth, Winchester and Bournemouth. Bishops Waltham is located approximately 2 miles from Durley and provides local amenities and access to the M3 and A34. Mill Court offers modern, self contained, barn style offices with landscaped surroundings in a rural setting.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Total	1,769	164

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

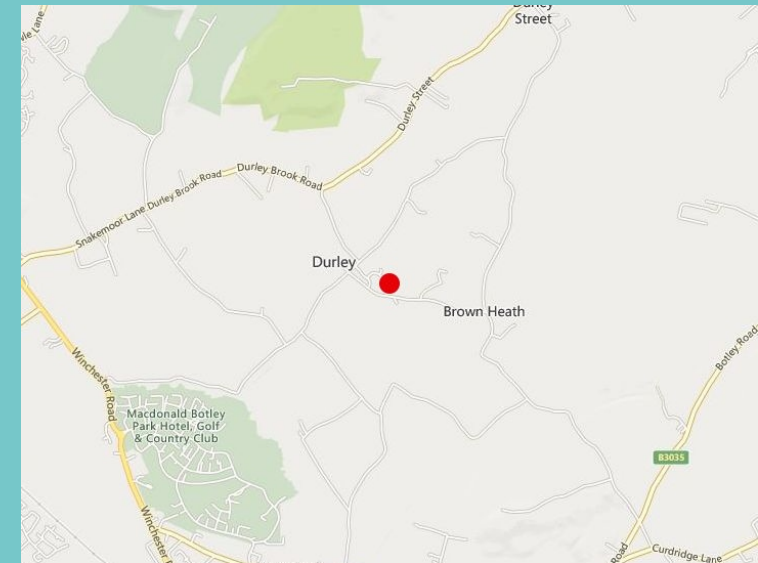
Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

EPC

EPC - C 65



lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any the purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. Regulated by RICS 30-Aug-2022

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

George Pooley
07514 308217
gpooley@lsh.co.uk

Andy Hodgkinson
07702 801595
ahodgkinson@lsh.co.uk