



**Unit 1 Dolphin House, Abbas Business Centre, Main Road,
Itchen Abbas, Winchester, SO21 1BQ**
Ground & First Floor Office Premises

Summary

Tenure	To Let
Available Size	1,086 to 2,057 sq ft / 100.89 to 191.10 sq m
Rent	£20,000 - £27,000 per annum
Business Rates	Upon Enquiry
EPC Rating	C (65)

Key Points

- Kitchen on Ground & First Floors
- Gas Fired Central Heating
- On-Site Parking
- Flexible Terms Available

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Description

The property comprises detached offices of brick construction under a pitched slate covered roof providing accommodation over ground and first floors. The building is presently divided into two office suites. The offices are well presented and benefit from the following general amenities: carpeting, fluorescent LED lighting, security alarm system, gas fired central heating to radiators, window blinds, WC and kitchen facilities.

Externally the property provides good car parking within attractive landscaped surroundings.

Location

Dolphin House forms part of the Abbas Business Centre which is located on the B3047 directly behind Itchen Abbas Village Hall. The site is well connected with Winchester city centre approximately 4 miles to the west and the market town of Alresford approximately 3.5 miles to the east. The business centre benefits from strong transport links offering easy access to Junction 9 of the M3 motorway circa 4.6 miles to the west and the A31 circa 2.7 miles to the east. There is a regular bus service running from Winchester city centre to Alresford via Itchen Abbas.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Office Suite 1	515	47.85	Available
1st - Office Suite 1	535	49.70	Available
Ground - Kitchen - Suite 1	36	3.34	Available
Ground - Office Suite 2	760	70.61	Available
Ground - Rear Office Suite 2	164	15.24	Available
Ground - Kitchen Suite 2	47	4.37	Available
Total	2,057	191.11	

Terms

Available on a new full repairing leases for a term to be agreed

Suite 1 - £27,000 per annum

Sute 2 - £20,000 per annum

Business Rates

Rateable Value - To be reassessed

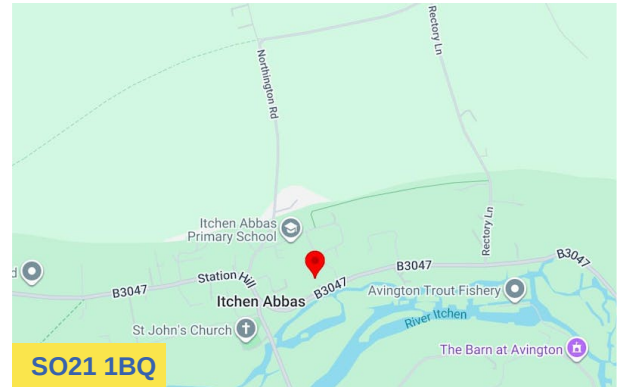
You are advised to check the rates payable with the local authority before making a commitment to lease.

Other Costs

Legal Costs - Each party to be responsible for their own costs incurred in the transaction.

Tenant to pay a share of the buildings insurance premium, service charge, septic tank and utilities.

VAT is applicable on the rent.



Viewing & Further Information

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