



# NINE MILE WATER FARM

Nether Wallop, Stockbridge, Hampshire, SO20 8DR

TO LET

£6,900 Per Annum





# Nine Mile Water Farm

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Unit 5 provides a smart space with plenty of character comprising an open plan office room extending to over 300sq.ft., a WC and kitchenette. The office has CAT 5 cabling, heating, super fast broadband (70-100 mbps upload and download) and ample parking.

## Location

Nine Mile Water Farm is an attractive courtyard of former farm buildings with the Wallop Brook running by. The offices have been sympathetically converted and offer an aesthetically pleasing environment to work from and invite clients to. Situated in close proximity to the picturesque town of Stockbridge Unit 5 offers an excellent opportunity to work in an idyllic location, without compromising excellent connectivity and local services.

Stockbridge 3.5 miles, Salisbury 11 miles

## Terms

The premises are available on a flexible lease for a term by arrangement and subject to regular rent reviews.

## Accommodation and Rent

The Unit extends to approx 367 sq ft. Kitchen approx. 51sq.ft. Single WC. Rent £6,900 PAX excluding VAT and all outgoings. Payable monthly in advance.

## Viewing

Strictly by appointment with BCM LLP.

## Rates

Business rates will be payable by the tenant. Small Business Rate Relief may apply.

## VAT

VAT will be chargeable.

## Legal Costs

Each party will be responsible for their own legal costs incurred.

## Parking Notes

Ample on site parking.

## EPC

Rating C

## Contact

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## Local Authority

Test Valley Borough Council  
t 01264 368 000 w [testvalley.gov.uk](http://testvalley.gov.uk)

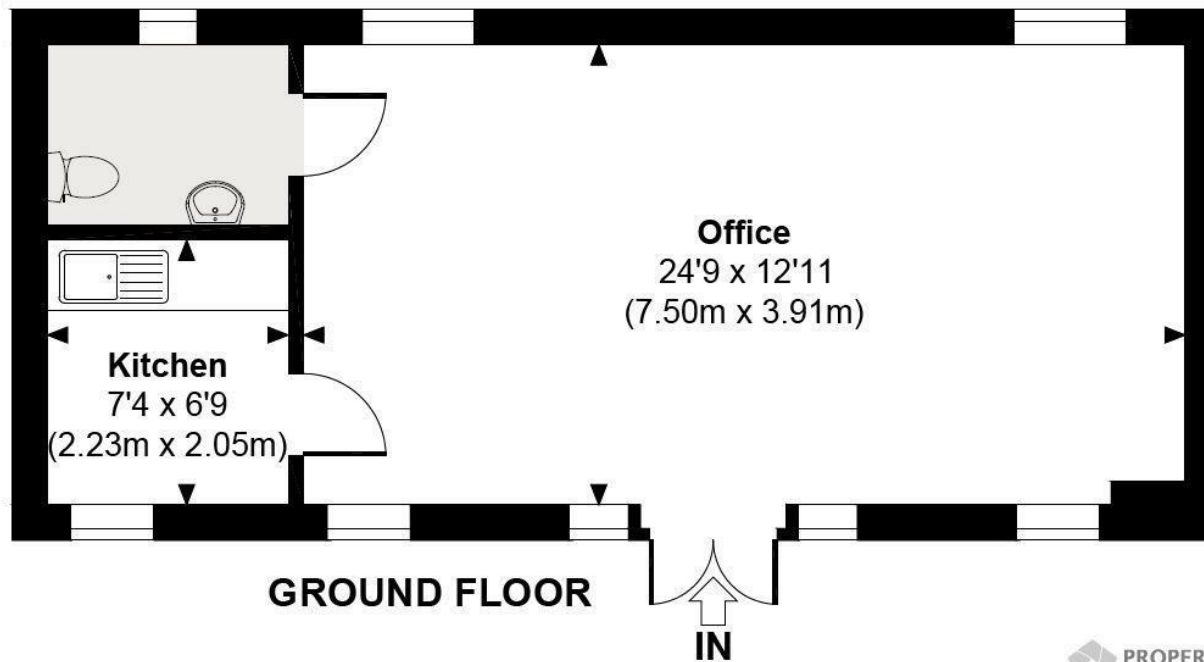
## Service Charge

TBC



## Nine Mile Water, Unit 5

Approximate Net Internal Area  
Total = 367 Sq Ft / 34.10 Sq M



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This plan is for illustrative purposes only and is not to scale. If specified, the Net Internal Area (NIA), dimensions and the size and placement of features are approximate and should not be relied on as a statement of fact. Whilst not an exhaustive list, the NIA excludes internal walls, stairs, non-structure within sole occupancy tenancy, stairwells, lifts and shared corridors but includes kitchens. No guarantee is given for the NIA and no responsibility is taken for any error, omission or misrepresentation.

### IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Landlord give notice that:

- 1: These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact
- 2: Applicants must rely on their own enquiries by inspection or otherwise on all matters
- 3: The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties in relation to this property
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- 5: Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order- nor have BCM Wilson Hill tested them

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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