



Meadow View Business Park, Winchester Road, Upham, Hampshire, SO32 1HJ

Units 1 and 2 now practically complete



KEY FEATURES

- New Build B1 Offices
- Open Plan Configuration
- Allocated Parking
- Fibre Broadband (to cabinet)
- BREEAM 'Excellent' rating

SITUATION

Meadow View is located within the South Downs National Park on the edge of the village of Upham. The site is accessed via a private road off the B2177 Winchester Road, providing connections to Winchester and Bishops Waltham and in close proximity to the B3037 junction leading to Fair Oak. The location offers convenient access to the M27 motorway with Junction 7, 5.6 miles to the south west and the M3 leading north to Winchester and Basingstoke.

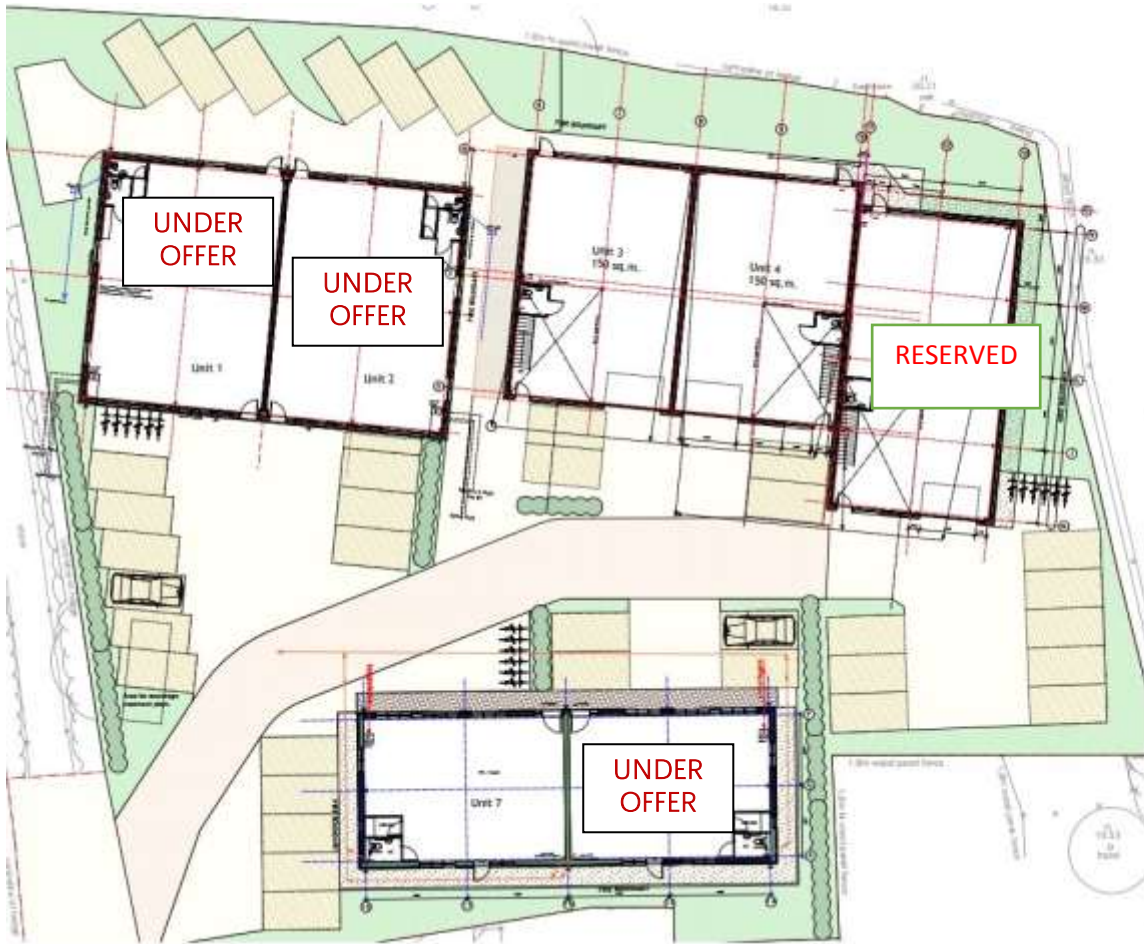


DESCRIPTION

The new build offices comprise single storey buildings with timber clad elevations under pitched roofs with kitchenette and WC facilities. The office accommodation is of an open plan nature with allocated parking and will benefit from landscaped grounds.

Subject to negotiation the units are highly customisable. As a minimum the offices will have the ability to connect to fibre broadband and benefit from perimeter trunking, air conditioning (including heating), suspended ceilings with recessed LED panel lighting, carpet tiles and fire detection/ alarms.

We anticipate significant interest for these new build units from a range of applicants including owner occupiers and investors. A full specification is available on request.



TENURE

The offices are available for sale freehold with vacant possession or alternatively, to let on terms to be agreed. Guide prices and rents are available on request.

RATEABLE VALUE

To be assessed.

LEGAL COSTS AND VAT

Each party is expected to bear their own legal costs in this transaction. All prices quoted may be subject to VAT provisions.

VIEWINGS

All enquiries and appointments to view must be made via joint agents Charters Commercial on 02382 358580 and Realest 02382 023999.

EPC RATING

To be assessed.

Office	M ²	Sq. Ft.	Comments
Unit 1	165	1,776	Under Offer
Unit 2	165	1,776	Under Offer
Unit 3	200	2,153	5 Parking Spaces
Unit 4	200	2,153	5 Parking Spaces
Unit 5	210	2,260	Reserved
Unit 6	110	1,184	Under Offer
Unit 7	110	1,184	5 Parking Spaces



COMPLIANCE

Under the Anti-Money Laundering (Amendment) Act 2017 we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to help combat fraud and money laundering. A request will be sent once terms have been agreed.

January 2019

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