



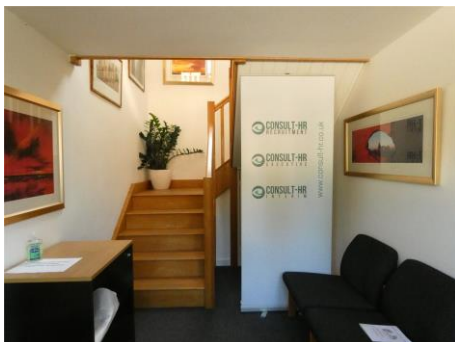
#### DESCRIPTION

The Clock House forms one half of a former agricultural building which has been sympathetically converted to provide modern office accommodation in a delightful location. The building is constructed predominantly of brick and wood clad elevations under a pitched roof and benefits from open floor plates over ground and first floors. There is a communal reception area with a central staircase separating the two self-contained offices. Units A & B are currently available and can be taken either together or individually.

Western Court Estate offers a viable and affordable alternative to central office accommodation whilst benefiting from super-fast broadband, ample unrestricted parking and glorious surroundings, including parkland that can be walked in. The property benefits from WCs on both floors and a kitchenette at ground level.

#### SITUATION

Located to the north of the Western Court Estate these beautiful period offices are situated in a delightful rural environment on the outskirts of the market town of Alresford, located 1 mile (1.6 km) to the east of Alresford Town Centre on the B3047. The property enjoys strong communication links via the A31 providing access to Winchester City Centre 8.8 miles (14.2 km), the M3 south coast motorway at junction 10 (8.3 m), 13.4 km, and the market town of Alton is 9.5 miles (15.2 km) to the north east.



#### ACCOMMODATION

Trinity Rose Commercial have identified a Net Internal Area (NIA) of 167.31 sq. m (1801 sq ft).

#### TENURE

The Clock House is available by way of a new lease at a guide rent of £30,000 pa, inclusive of water. There is no service charge payable.

#### RATEABLE VALUE

The subject property is currently split into two separate offices and listed in the 2017 rating list as having a rateable value of £9,500 (Unit A) and £9,600 (Unit B). For further information on business rates please refer to the Local Authority.

#### LEGAL COSTS AND VAT

Each party is expected to bear their own legal costs in any transaction. VAT may be charged in addition to the rent.

#### EPC RATING

C (71).

#### 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.

#### VIEWINGS

No direct approach is to be made to the current occupiers. All enquiries and appointments to view must be made via sole agent Trinity Rose Commercial on 01962 888900.

#### KEY FEATURES

- Semi-rural Location near Alresford
- Character Building
- Modern Office Suites
- Other Uses Considered
- Superfast Broadband
- Generous Parking
- Flexible Terms
- NIA – 167.31 sq m (1801 sq ft)
- Available Now



*Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.*



Under current Anti-Money laundering regulation, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to combat fraud and money laundering. A request will be sent once terms have been agreed. November 2020.

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