



## **New Build Office Premises**

Units 1-4 Meadow View, Winchester Road, Upham, SO32 1HJ

**Freehold: Prices from £150,000**

WINCHESTER | ALRESFORD | ALTON | FARNHAM | LONDON

  
**Charters**  
COMMERCIAL  
[www.charterscommercial.co.uk](http://www.charterscommercial.co.uk)

## KEY FEATURES

- New build office premises
- Allocated parking
- Open plan configuration
- Convenient access to M3 and M27 motorways
- Net Internal Area from 55 sq m to 440 sq m

## LOCATION

The properties are 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 M3 motorway to the west and the M27 to the south, each being approximately 6 miles (9.6 km from the properties).

## DESCRIPTION

The new build office premises are the first phase of a wider development of this site. Comprising two single storey buildings with timber clad elevations under pitched roofs. The buildings will be subdivided to provide four independent office suites. Each specifying a main entrance, open plan office area, kitchenette and WC.

We anticipate significant interest from owner occupiers and investors for these newly built units. Potential exists for Units 1 and 2 to be combined and Units 3 and 4 also to be combined to create larger self-contained premises.

The accommodation comprises the following Net Internal Areas:

- Unit 1 – 165 sq m (1,776 sq ft)
- Unit 2 – 165 sq m (1,776 sq ft)
- Unit 3 – 55 sq m (592 sq ft)
- Unit 4 – 55 sq m (592 sq ft)

## TENURE

The freehold interests are available at the following guide prices:

- Unit 1 – £450,000
- Unit 2 – £450,000
- Unit 3 – £150,000
- Unit 4 – £150,000

## RATEABLE VALUE

To be assessed. For further information on rates please contact the local authority.

## 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.

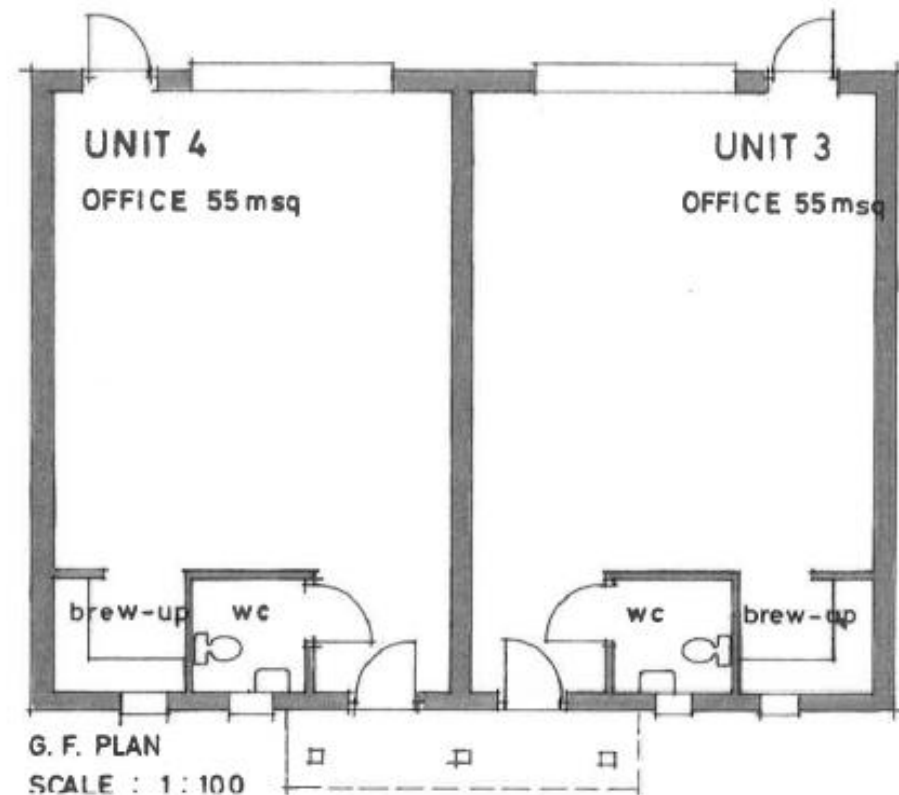
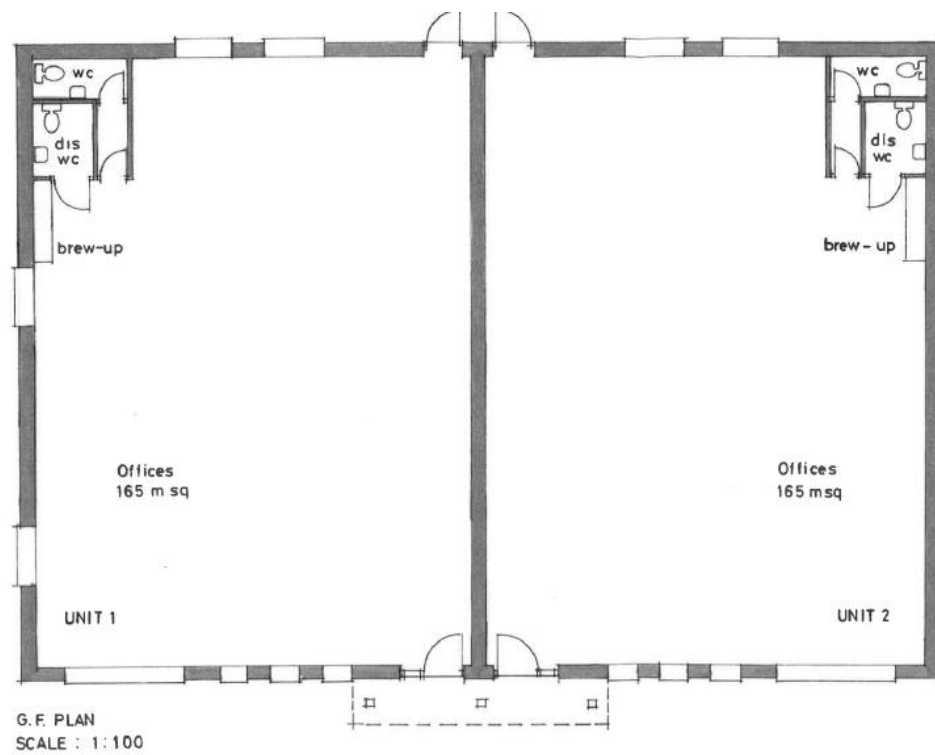
## VIEWINGS

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

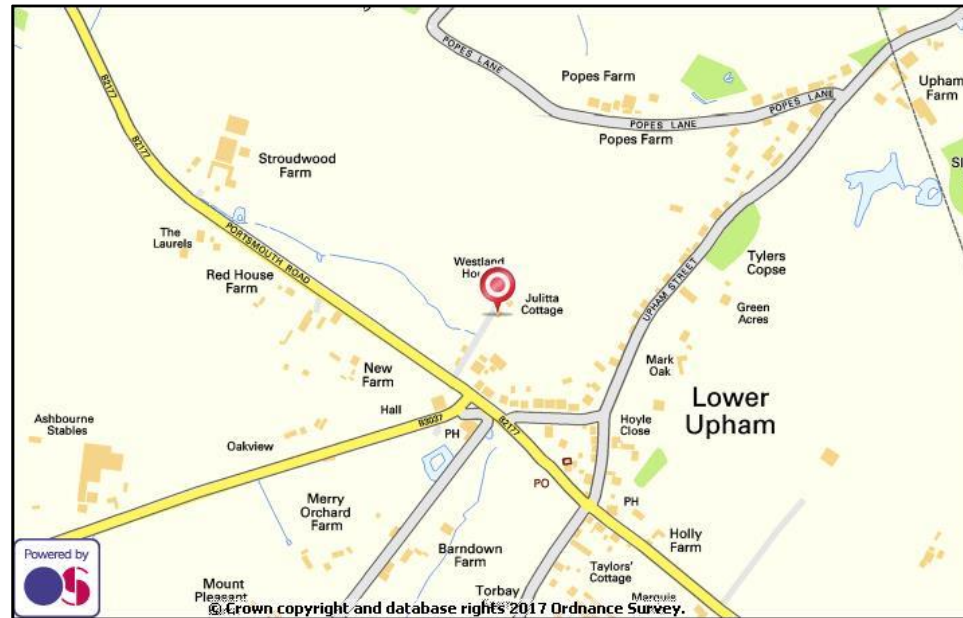
## EPC

Not applicable.

## JULY 2017



Units 1-4 Meadow View, Winchester Road, Upham, SO32 1HJ



**“SAVING OUR CLIENTS TIME, EFFORT AND MONEY BY HELPING THEM MAKE THE VERY BEST COMMERCIAL PROPERTY DECISIONS EVERY TIME”.**



First Floor, Winchester House, Kings Worthy, Winchester, SO23 7QF

E: [enquiries@charterscommercial.co.uk](mailto:enquiries@charterscommercial.co.uk) T: 01962 888900

**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 approximately. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the company.