

# TO LET

# Carter Jonas



**Cheriton Mill Office**  
**Cheriton**  
**Alresford**  
**Hampshire**  
**SO24 0NG**

- **Grade II listed office in picturesque rural location**
- **Fibre broadband**

- **Parking**
- **Riverside Gardens**
- **Approximately 1,000 sq ft**



## LOCATION

Located on the outskirts of Tichborne, Cheriton Mill office is ideally situated just off the B3046 between Alresford and Cheriton. The office has ample off road parking and quick access to Winchester and the M3 Motorway.

## DESCRIPTION

Cheriton Mill office is an attractive Grade II listed former mill building which is full of character. The original features include an array of exposed beams and viewing window into the old mill race. The office is open plan, extending to approximately 1,000 sq ft and arranged over two floors. On the ground floor there are kitchen facilities, two WC's and a private meeting room / office. The first floor is open plan.

The office is in a quiet rural setting and surrounded by private gardens which extend down to the Cheriton Stream. There is off road parking in a courtyard adjacent to the building.

Fibre broadband is available to the property and it would lend itself to a variety of a number of uses including office or studio accommodation.

## TERMS

The property is available by way of a new 5 year lease (contracted out of s. 24-28 of the Landlord & Tenant Act 1954) on terms to be agreed.

## ACCOMMODATION

The property extends to the following approximate floor areas (m):

Ground Floor		Total
Office	6.17m X 4.69m	28.94m <sup>2</sup>
Meeting Room	4.61m X 2.34m	10.78m <sup>2</sup>
First Floor	8.7m X 7.25m	63.07m <sup>2</sup>

## RENTAL

£15,600 per annum, exclusive of all outgoings.

## BUSINESS RATES

These can be confirmed by Winchester City Council: 01962 840 222.

## COSTS

The Tenant will be responsible for paying a contribution towards the Landlord's legal fees.

## EPC

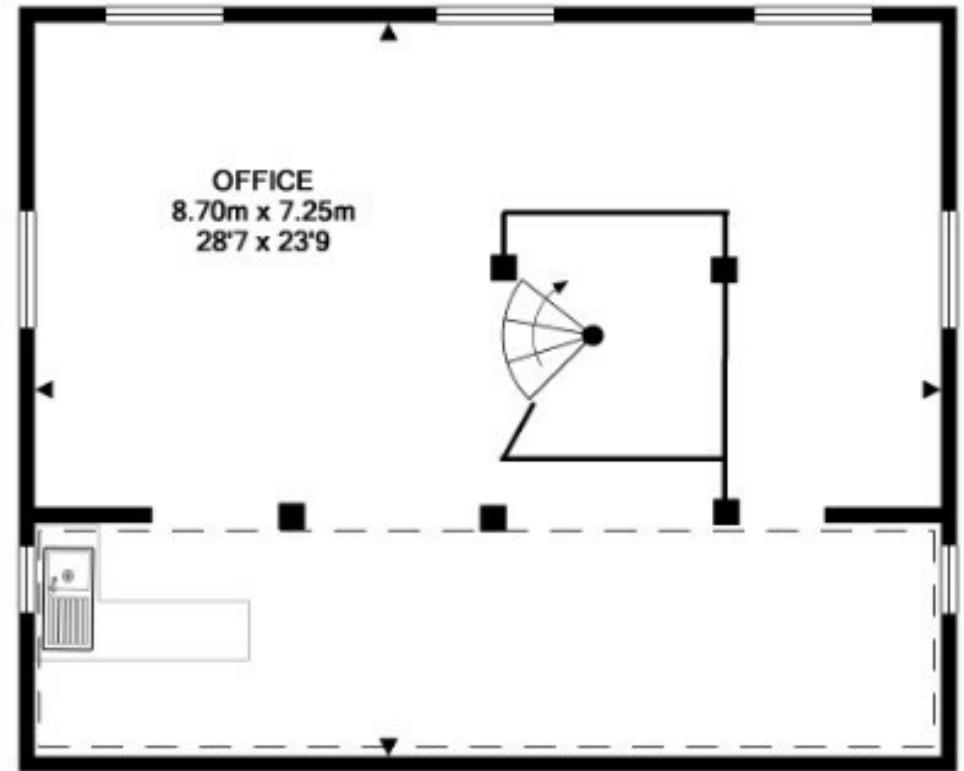
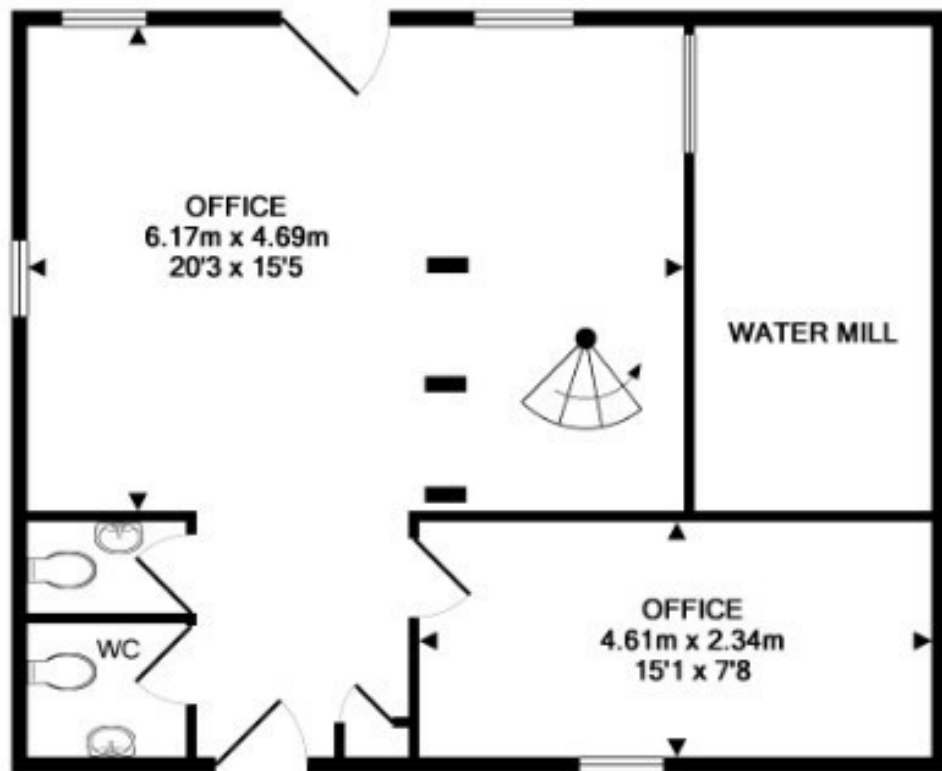
The certificate can be made to available parties upon request.

## VIEWINGS

Strictly by prior appointment with the sole agents Carter Jonas, 07780 667 082.



**SUBJECT TO CONTRACT**



## FURTHER INFORMATION

Should you require further information please contact:

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## IMPORTANT INFORMATION

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**Carter Jonas**