

**On the instructions of Bruce Mackay and Matthew Wild
of Baker Tilly - Administrators Appointed to
Triangle Computer Services Limited (In Administration)**



CASTLE MALWOOD, MINSTEAD, LYNDHURST, HAMPSHIRE, SO43 7HA

Freehold For Sale

Office premises comprising:

- Basement - 1,224 sq ft (113.71 sq m)
- Ground Floor - 6,197 sq ft (575.72 sq m)
- First Floor - 5,087 sq ft (472.59 sq m)
- External Stores - 741 sq ft (68.84 sq m)

Approximately 0.901 hectares (2.22 acres)

**Edward
Symmons**

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LOCATION

The property is located within the boundary of the New Forest National Park, to the south of the A31 at Stoney Cross and north west of the village of Minstead. The site lies almost adjacent to the A31 dual carriageway.

DESCRIPTION

The property comprises a former country house that has been extended over the years and has recently been refurbished and put to office use. The property is constructed of load bearing fair faced brickwork elevations with a hipped and pitched slate covered roof.

Internally the accommodation is arranged over a basement, ground and first floor. The accommodation on ground and first floor is arranged as a series of small, medium and large size offices, which have been substantially refurbished to offer modern lighting, plaster and painted walls and carpeted floors. The basement has been converted to a staff rest room and bar facilities.

A tarmacadam car parking area is immediately adjacent to the building, which is suitable for 28 vehicles with extensive further gravelled car parking with space for approximately another 50 vehicles arranged around what was a former tennis court.

Within the grounds there is a purpose built single storey brick built store and also a steel framed profile steel clad garage with concrete base; both of which are accessed via pedestrian footpaths. In the grounds there are also two self bunded oil storage tanks.

ACCOMMODATION

Approximate Net Internal Floor Areas:

Basement -	1,224 sq ft	(113.71 sq m)
Ground Floor -	6,197 sq ft	(575.72 sq m)
First Floor -	5,087 sq ft	(472.59 sq m)
External Stores -	741 sq ft	(68.84 sq m)

PRICE

Offers are sought for the benefit of the freehold interest.



LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly through sole agents:-

Edward Symmons LLP
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 Hursley
 Winchester
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Misrepresentation Act 1967

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- (2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the Vendor, Edward Symmons LLP or their servants. It is for the purchaser or as the case may be Lessee (the 'Purchaser') to satisfy himself by inspection or otherwise as to their accuracy and fullness. He must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
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Note: Edward Symmons LLP has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible for making his own enquiries in this regard.

