



Offers Invited

A redundant Southern Water Reservoir, partly converted to a nuclear bunker.

**Watley Lane,
Twyford, Hampshire**



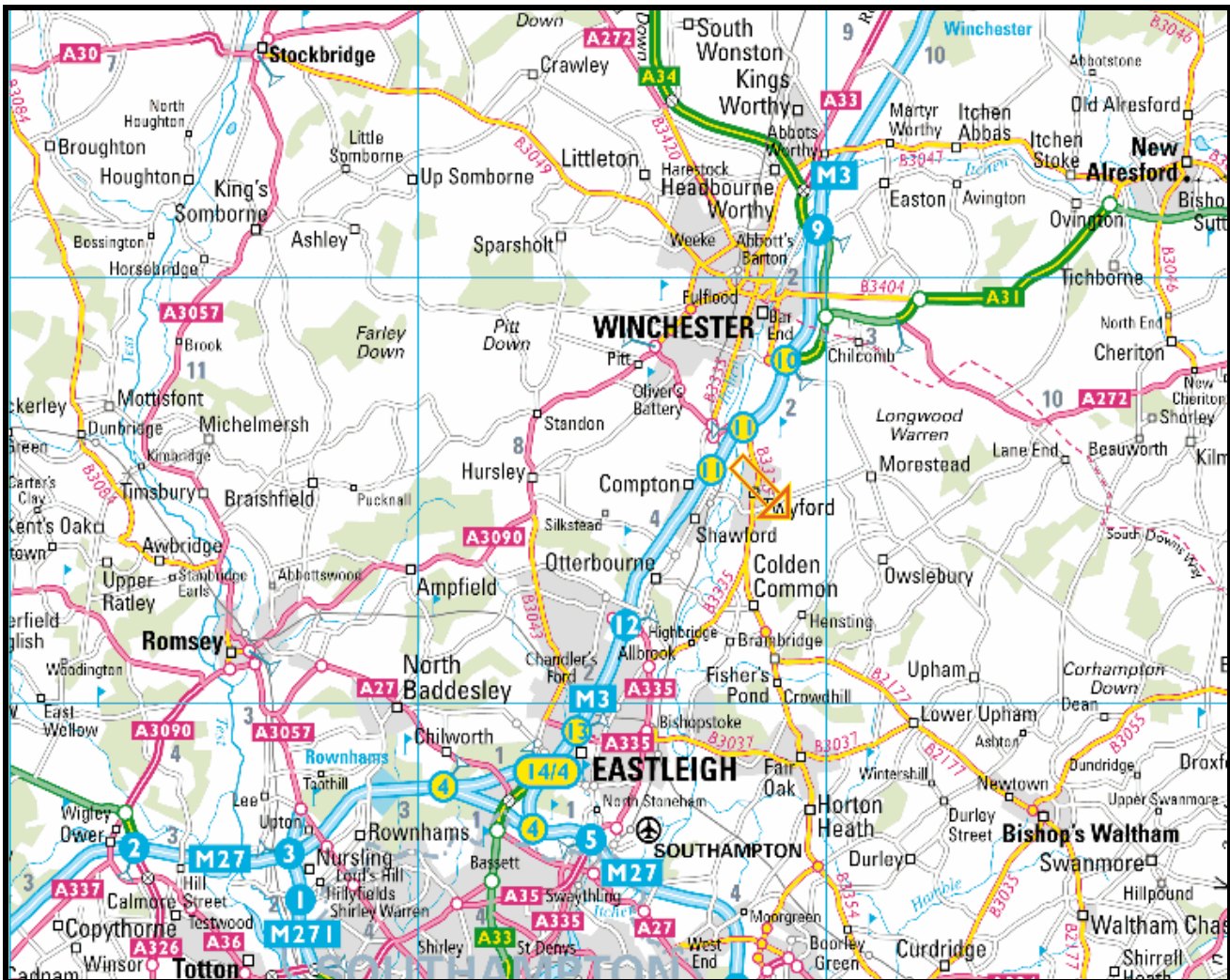
An unusual and interesting property with both office and storage facilities.



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Former Nuclear Bunker at Twyford, Hampshire

Location: This property is located to the east of the village of Twyford, which is within easy reach of the cities of Winchester and Southampton. It is in close proximity to the M3 motorway with Southampton International Airport only 5 miles to the south. Winchester mainline station is approximately 4 miles to the north and Eastleigh 4 miles to the south.



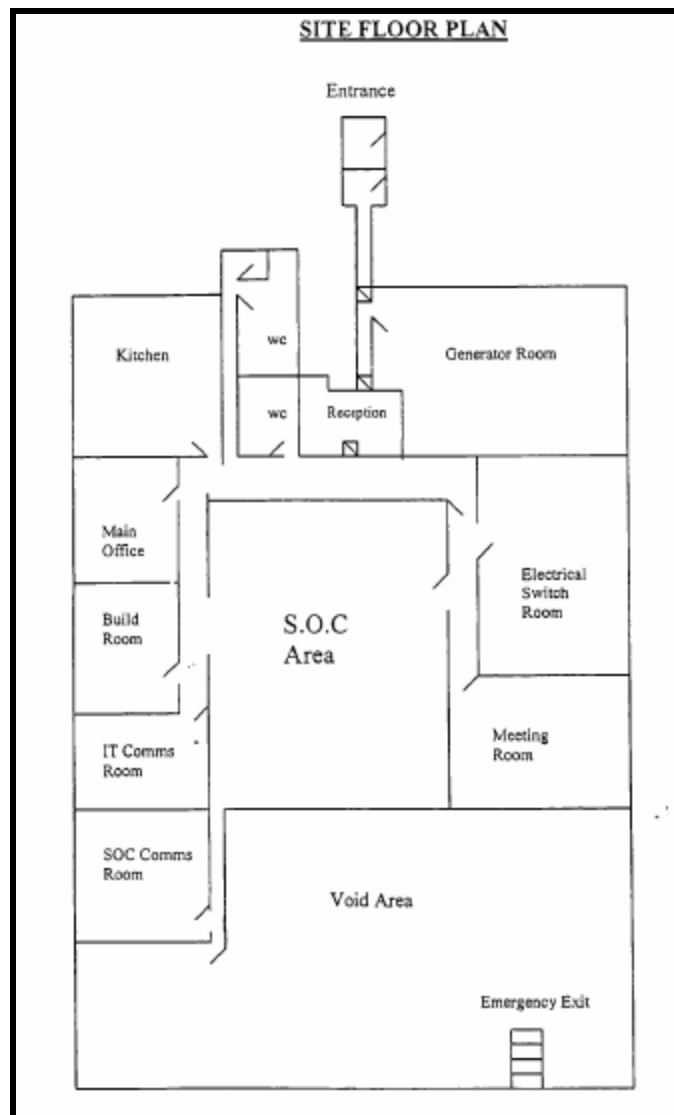
Directions:

Leave the M3 (northbound) at junction 11 and take the 2nd exit from the roundabout. Continue for approx 300m and turn right under the M3 onto the B3335, signed Twyford. On entering Twyford turn left onto Hazeley Road. Continue for approx 600m and turn right into Watley Lane. Continue for 800m and turn left into site car park.



Former Nuclear Bunker at Twyford, Hampshire

Description: The property was originally built as a Victorian covered reservoir in 1905. It was de-commissioned as a reservoir in 1962 and in 1977 was earmarked to become incorporated into the country's nuclear protection plan. Building work was completed in 1990 and was designed to accommodate up to 30 governmental personnel. It ceased to function as a nuclear bunker in 1997. Since that time the property has been utilised by Computer Security companies. The property comprises of a single storey with its own back-up power supply, by mean of diesel generators, air-conditioning and electrical switching room. The property is sold with vacant possession and will be available in July 2007.



(Not to scale)

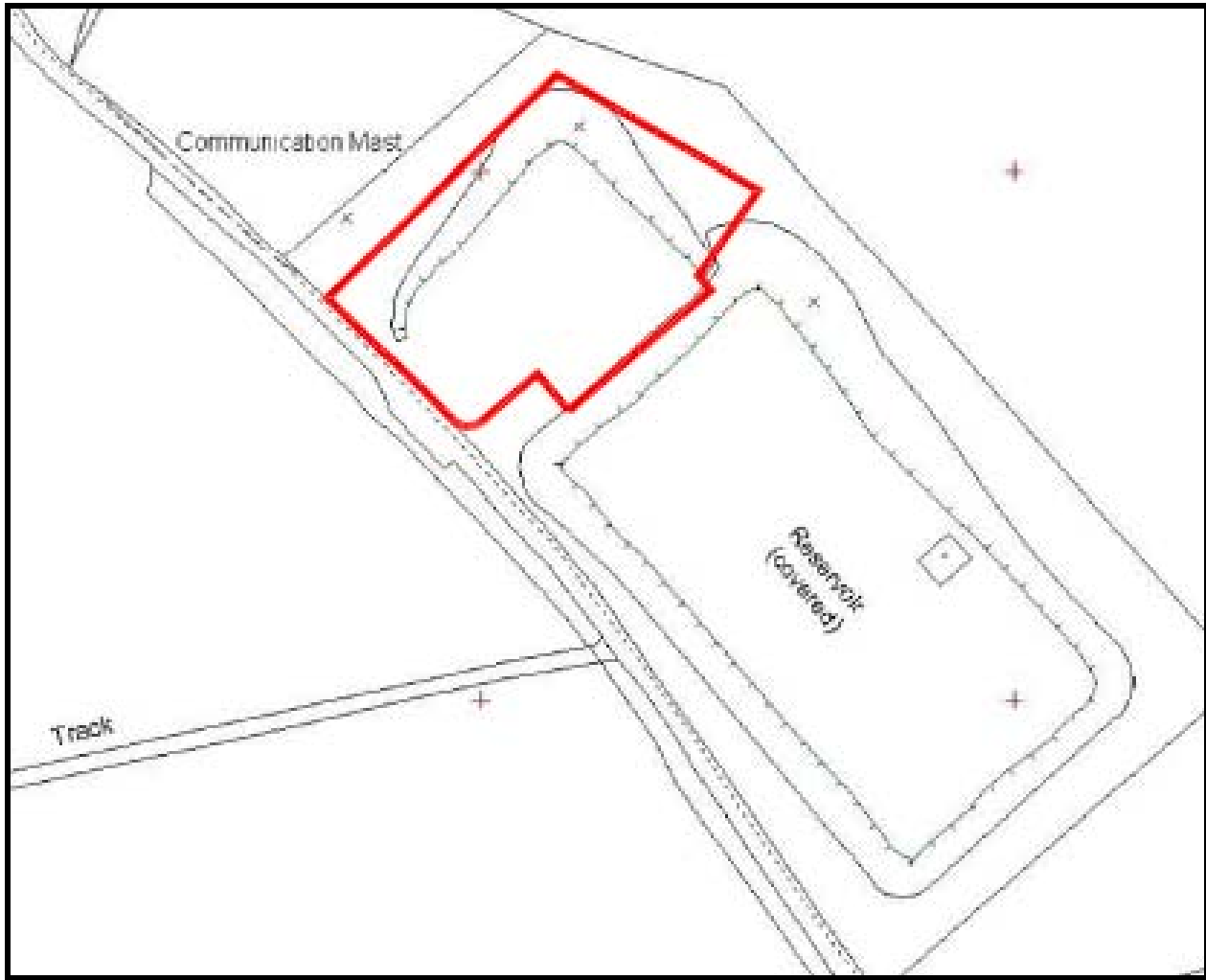


Former Nuclear Bunker at Twyford, Hampshire

Accommodation:	The bunker is currently occupied by a commercial computer security company and has most of the facilities required for a business of this nature. The bunker is completely secure with one main entry via an air-locked door. This leads to a reception area and has toilet facilities leading off from the reception. There is a parking area for approximately 18 cars to the outside and has the benefit of surveillance cameras for both the entrance and car parking area. The description of each room is as follows:
<u>Kitchen:</u>	measuring 16' 6" x 21' = 346.5 sq ft. A modern kitchen area with sink and built-in units.
<u>Main Office:</u>	measuring 10' x 10' = 100 sq ft. Room for two office desks and office furniture.
<u>Build Room:</u>	measuring 10' x 10' = 100 sq ft.
<u>IT Comms Room:</u>	measuring 15' 7" x 10' 6" = 164.8 sq ft. Currently housing computer racking and equipment.
<u>SOC Comms Room:</u>	measuring 12' x 17' = 204 sq ft. Currently housing computer racking and equipment.
<u>Generator Room:</u>	measuring 20' x 21' = 420 sq ft. Housing 1 x 37 kva (single phase) and 1 x 24 kva (3 phase) generators.
<u>Electrical Switch Room:</u>	measuring 10' 6" x 10' 6" = 110 sq ft. 10' 6" x 16' 6" = 173 sq ft.
<u>Meeting Room:</u>	measuring 18' x 10' = 180 sq ft. Currently used as a conference room.
<u>S.O.C. Area:</u>	measuring 27' x 27' = 729 sq ft. Is the hub of the current operation and is an open plan office area with space for office desks and furniture.
<u>Void Area:</u>	measuring 4746 sq ft. When this property was utilised as a reservoir, this area was used as the water storage area and is a brick vaulted area and is currently used as a storage area. There are steps to an emergency fire escape leading through the roof to the outside.
<u>Land Dimensions:</u>	measuring approximately 279 ft x 230 ft (subject to vendors confirmation).



Former Nuclear Bunker at Twyford, Hampshire



Plan of available land (subject to vendors confirmation)



SOC Area - Main Working Area



View of Bunker



Kitchen Area



Main Office



Former Nuclear Bunker at Twyford, Hampshire



Storage Area



Car Park



Countryside Views from Bunker



Former Nuclear Bunker at Twyford, Hampshire

Local Authority: Winchester City Council

Tenure: The premises are to be sold Freehold.

Rateable Value: £47,500.

Legal Costs: Each party to bear their own legal costs in connection with any proposed transaction.

Viewing: Strictly by appointment only. Contact Turner & Partners Tel: 01444 476549.

Please Note:

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2. Prospective purchasers are advised to satisfy themselves as to the working order of any fixtures, fittings, fireplaces, electrical, gas, plumbing, heating, lighting, drainage, alarm or any other systems or appliances, where applicable. Whilst these may be mentioned in the particulars these have not been tested by the agents.
3. Nothing in these particulars is intended to indicate that any carpets, blinds, curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires, light fittings, or other fixtures not expressly included, form part of the property offered for sale or to let.

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