

Unit 1,

Lower Norton Farm, Sutton Scotney, Winchester, SO21 3NE



Workshop / storage
unit to rent

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Self contained workshop / storage unit converted to a high standard near to the village of Sutton Scotney. Available on a new lease with flexible terms and available now. On site parking.

DESCRIPTION

Located just under a mile from the A34 and A303 at Bullington Cross and approximately 9 miles north of Winchester, the property is well positioned for easy access to the motorway network. The unit is 9 miles from Andover and 14 miles from Basingstoke. Southampton airport is 20 miles.

GENERALLY

A former farm building which has been converted to a high standard and provides for workshop / storage space along with office accommodation. The premises and have modern lighting. It has the additional benefit of a kitchen and disabled WC. The site offers extensive parking.

AREA

The gross internal area approximately extends to:

Workshop / storage	253.08 sq m (2,724 sq ft)
Office, kitchen & wc	25.56 sq m (275 sq ft)
Total	278.64 sq m (2,999 sq ft)

RENT

Rent: £10,000 per annum

The quoted rent is exclusive of VAT and of all outgoing, if applicable.

BUSINESS RATES

The rateable value is £9,400. Rates will be payable by the Tenant to Winchester City Council.

TERMS

The premises are available on an internal maintaining, and repairing lease for a term by arrangement and subject to regular rent reviews. The rent is exclusive of all outgoing and VAT, and will be payable monthly in advance.

Important Notice:

BCM, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and BCM have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred.

LOCAL AUTHORITY

Winchester City Council Tel: 01962 840222

VIEWING

Strictly by appointment with BCM.

Tel: 01962 763900

Fax: 01962 763901

E: info@bcm.co.uk

DIRECTIONS

From A34 and A303 junction, head south along the old A30 towards Sutton Scotney. Take the first turning on the left hand side to Norton. Continue to the end of this road and turn left at the T-junction. The property will then be immediately on your left.

