

# The Byre

Manor Farm, Beauworth, Alresford, Hampshire SO24 0NZ



Office unit to rent

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## Manor Farm, Beauworth, Alresford, Hampshire SO24 0NZ

Self contained office unit converted to a high standard in the village of Beauworth. Available on a new lease with flexible terms and available now. On site parking.

### DESCRIPTION

Located in the village of Beauworth and close to the A272, A31, A32 and M3. The office is less than 5 miles from Alresford, 8 miles from Winchester and 13 miles from Petersfield. Southampton airport is 12 miles. There is on site parking.

### GENERALLY

A former farm building which has been converted to provide accommodation within use class order B1 (office/workshop). The premises are fully decorated and have modern lighting. The property is primarily a split-level open plan room, with a store area and WC. Within the side area there is also a kitchenette. The site offers extensive parking.

### AREA AND RENT

The office space extends to:

Ground Floor:	89.20 sq m	(960 sq ft)
Storage Area:	7.14 sq m	(76 sq ft)
Total Area:	96.34 sq m	(1,036 sq ft)

Rent: £10,000 per annum

The quoted rents are exclusive of VAT and of all outgoings, if applicable.

### BUSINESS RATES

The current rateable value is £6,500. 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 outgoings and VAT, and will be payable quarterly 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 Winchester take the A272 towards Petersfield. After about 6 miles take a turning to the right signposted Beauworth. As you enter the village of Beauworth, Manor Farm driveway will be found immediately on your left hand side and The Byre will then be in front of you.

