

TO LET: FLEXIBLE RURAL SPACE



Brockwood Barn, Bramdean, Hampshire SO24 0LQ

Approximately 2,475 sq ft (229.5 sq m)

Available as a whole or as two separate units

Grade II listed barn | On site parking | Wonderful rural location

TO RENT ON FLEXIBLE TERMS

£ 16,200 per annum

TO LET: FLEXIBLE RURAL WORKSPACE

LOCATION

Brockwood Barn is set within a pretty converted farm yard environment in a wonderful rural setting. The Barn sits on the outskirts of the village of Bramdean with the market town of Alresford just 6 miles to the north and the A272 in close proximity.

Winchester 11.2 miles, Petersfield 8.9 miles.

DESCRIPTION

Brockwood Barn is available as a whole or as two separate units. Both units offer open plan working areas, within the beautiful setting of the Grade II listed barn. The Barn benefits from communal WC facilities, three phase electricity connection and ample parking.



ACCOMMODATION AND RENT

Both Units total approximately 2,475 sq ft. (229.5 sq.m.)

Unit 2—1,100 sq.ft. (102 sq.m.)

Unit 3—1,375 sq.ft. (128 sq.m.)

RENT

Both Units as a whole — £16,200 per annum

Unit 2— £7,200 per annum

Unit 3— £9,000 per annum

All rents are excluding all outgoings and are payable monthly in advance.

BUSINESS RATES

Business rates will be payable by the tenant. Small Business Rate Relief may apply.

The rateable value of Brookwood Barn is £13,000.

EPC

Not applicable.

LEGAL COSTS

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

TERMS

The premises are available on an internal maintaining and repairing lease for a term by arrangement and subject to regular rent reviews.

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LOCAL AUTHORITY

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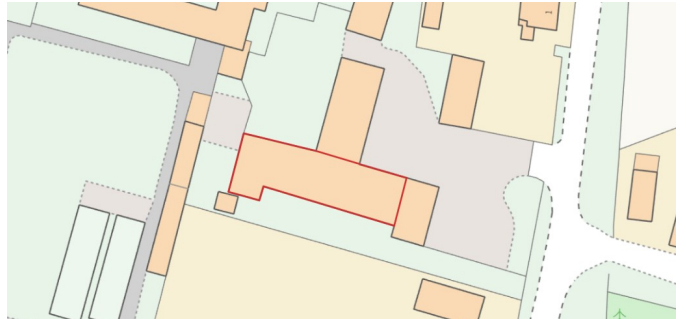
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VIEWINGS

Strictly by appointment with BCM LLP.

DIRECTIONS

From the Alresford, follow the B3046 south. When you reach the end of the road, turn left onto Petersfield Road/A272. Follow the A272 for approximately 2.7 miles and take the right hand turning onto Brockwood Lane. Where Brockwood Lane splits, take the left hand road and Brockwood Barn will be situated on your right hand side after approximately 0.3 mile.



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