



rural property specialists

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TO LET: STORAGE & DISTRIBUTION SPACE



**Garston Farm Barn, Coombe Road, East Meon, Petersfield,
Hampshire GU32 1PP**

Beautiful Rural Location | 5,315 sq ft (494 sq m) in total | Ample Parking

**EXCELLENT NEWLY CONVERTED BUILDING TO RENT ON FLEXIBLE TERMS
AVAILABLE AS A WHOLE - ALL ENQUIRIES WELCOME**

£28,000 per annum plus VAT (for the whole)

Garston Farm Barn, East Meon GU32 1PP

LOCATION

Garston Farm Barn is located less than one mile west of the village of East Meon and approximately 5.7 miles west of the market town of Petersfield which has direct rail access to London within 1 hour 10 minutes. The Property is 16.5 miles north of Portsmouth. The Barn is located along Coombe Road within a rural area, with larger road links accessible 5 miles to the east on to the A3 at Petersfield and 3 miles north east onto the A272.

DESCRIPTION

Garston Farm Barn is a newly refurbished commercial unit, available as a single unit extending to approximately 5,315 sq.ft. The building benefits from steel portal frame construction, concrete floors, a roller shutter door and an electricity supply for lighting. There will be WC facilities installed prior to occupation. The building is well placed in a tidy concreted yard with ample parking and beautiful countryside views.

There are currently no services available to the building, with the exception of the aforementioned electric supply.

ACCOMMODATION AND RENT

The unit extends to 5,315 sq.ft. (494 sq.m.) and is available as a whole.

The Rent is £28,000 per annum plus VAT (£2,334 pcm plus VAT).

BUSINESS RATES

The building has not yet been assessed for business rates. Rates will be payable by the Tenant.

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 monthly in advance.



PLANNING

The building benefits from planning permission for B8 use as commercial storage and distribution.

LEGAL COSTS

Each party will be responsible for their own legal costs.

CONTACT

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LOCAL AUTHORITY

East Hampshire District Council
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VIEWINGS

Strictly by appointment with BCM.

DIRECTIONS

From Petersfield, head west along the A272. At Langrish, veer left on to the West Meon Road and follow this towards East Meon for 2 miles. In East Meon, turn left on to Church Street and then right on to the High Street. The road veers left on to Chapel Street heading south on to Coombe Road. Follow this around a left hand bend where there will be a sign for 'Forty Acres Farm' on the left after 200m. Turn left and follow the track up to the buildings, approximately 450m, the unit is on the left hand side.

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Important Notice:

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

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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. Tenants must satisfy themselves by inspection or otherwise.

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