



rural property specialists

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TO LET FLEXIBLE COMMERCIAL SPACE



Unit 15A, Lycroft Farm, Park Lane, Upper Swanmore,
Southampton, SO32 2QQ

Secure Site | Approximately 1,406 sq.ft. (130.6 sq.m.) | Ample Parking

TO LET ON FLEXIBLE TERMS

£14,400 plus VAT per annum

UNIT 15A, LYCROFT FARM

LOCATION

Lycroft Farm is located in the stunning South Downs National Park, providing a beautiful workplace setting, yet less than 2 miles from the A32 at Droxford. The A34 and M27 are both less than 15 miles away, making this an idyllic space and convenient location. The unit is located amongst other thriving commercial premises in a beautiful farmyard setting, providing flexible industrial space along with excellent security, CCTV and electric gated access. The cities of Portsmouth and Southampton are both within easy reach, less than 20 miles south.



DESCRIPTION

Unit 15A is an excellent commercial premises offering a flexible space for a wide range of potential uses. The unit comprises a largely open plan flexible space, with approximately 130.6 sq.m. (1,406 sq.ft.) of double height ground floor space with concrete floor, kitchenette and WC. The unit benefits from two roller shutter doors. There is 3-phase electricity which is separately metered, and ample communal parking.

ACCOMMODATION AND RENT

Unit 15A is approx. 130.6 sqm (1,406 sq.ft.)

Rent is £1,200 pcm including water and sewage, to be paid monthly in advance, exclusive of VAT and all outgoing.

EPC

Not applicable

BUSINESS RATES

Rates will be payable by the Tenant to Winchester City Council. Small business rate relief may be available.

TERMS

The premises are available on a flexible lease for a term by agreement and subject to regular rent reviews. The rent will be payable monthly in advance.

LEGAL COSTS

The tenant will be responsible for contributing 50% of the legal fees in drawing up the lease.

VIEWINGS

Strictly by appointment with BCM.

CONTACT

BCM LLP 01962 763900

LOCAL AUTHORITY

Winchester City Council

t 01962 840222

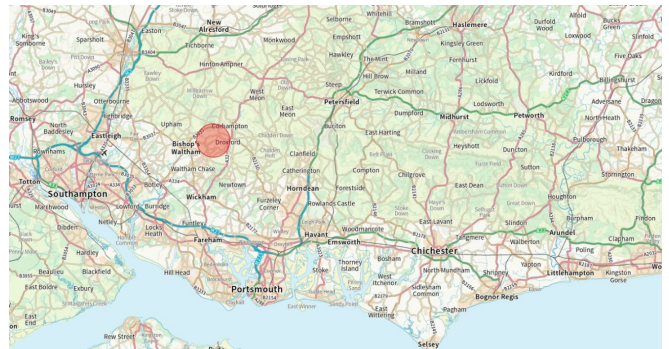
w winchester.gov.uk

DIRECTIONS

Heading north along the A32 from Droxford, take the exit along Northend Lane, opposite Fir Hill home and gardens. At the end of the road, turn left onto Park Lane. After less than a mile, the entrance to Lycroft Farm will be on the right hand side. Unit 15A is the first building on your left hand side behind The Bungalow.

 what3words

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Important Notice:

BCM LLP, 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. Tenants must satisfy themselves by inspection or otherwise.

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