

COMMERCIAL SPACE FOR RENT



Part of Shorley Farm Barn Shorley Lane, Beauworth SO24 0NY

Good communications | 230 m² (2,476ft²) | On-site parking

TO LET ON FLEXIBLE TERMS

£15,000 per annum (£1,250pcm)

LOCATION

Shorley Farm Barn is set on a quiet farm road in the tranquil Hampshire countryside of the South Downs National Park. Situated just off the A272 close to the A31, A32 and only 6.5 miles from the Winnall roundabout, Shorley Farm has excellent links to the M3 and A34.

The town of Alresford is 3.5 miles away, the city of Winchester 6 miles to the west, whilst Petersfield lies 12 miles to the east. Southampton airport is located just 17 miles to the south west.

DESCRIPTION

Shorley Farm Barn is a former agricultural building and offers a flexible space ideal for storage. The space available consists of two bays of the agricultural barn, which is utilised as one larger space, with roller shutter doors and the ability to be easily connected to all utilities by negotiation.

ACCOMMODATION AND RENT

Overall, the area extends to approximately 230 sq. m. (2,476 sq.ft.) and is available at a rent of £15,000 per annum plus VAT. A service charge is payable for the maintenance of outside areas and building insurance.

BUSINESS RATES

Business rates will be payable by the Tenant. Small business rate relief may be available.

EPC

Not applicable

TERMS

The premises are available on full repairing and insuring 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. The building is available for immediate occupation.

LEGAL COSTS

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

LOCAL AUTHORITY

Winchester City Council
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CONTACT

Hannah Rickards
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VIEWINGS

Strictly by appointment with BCM.

DIRECTIONS

From the Winnall roundabout take the A31 towards Alresford and then the A272 towards Petersfield. After 7.5 km you will be signposted to Beauworth on your right opposite a brick built barn. Shorley Lane is the first turning on the left and the barn is 200m along this lane on the right hand side.

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Photos from November 2018. Particulars prepared March 2021.

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