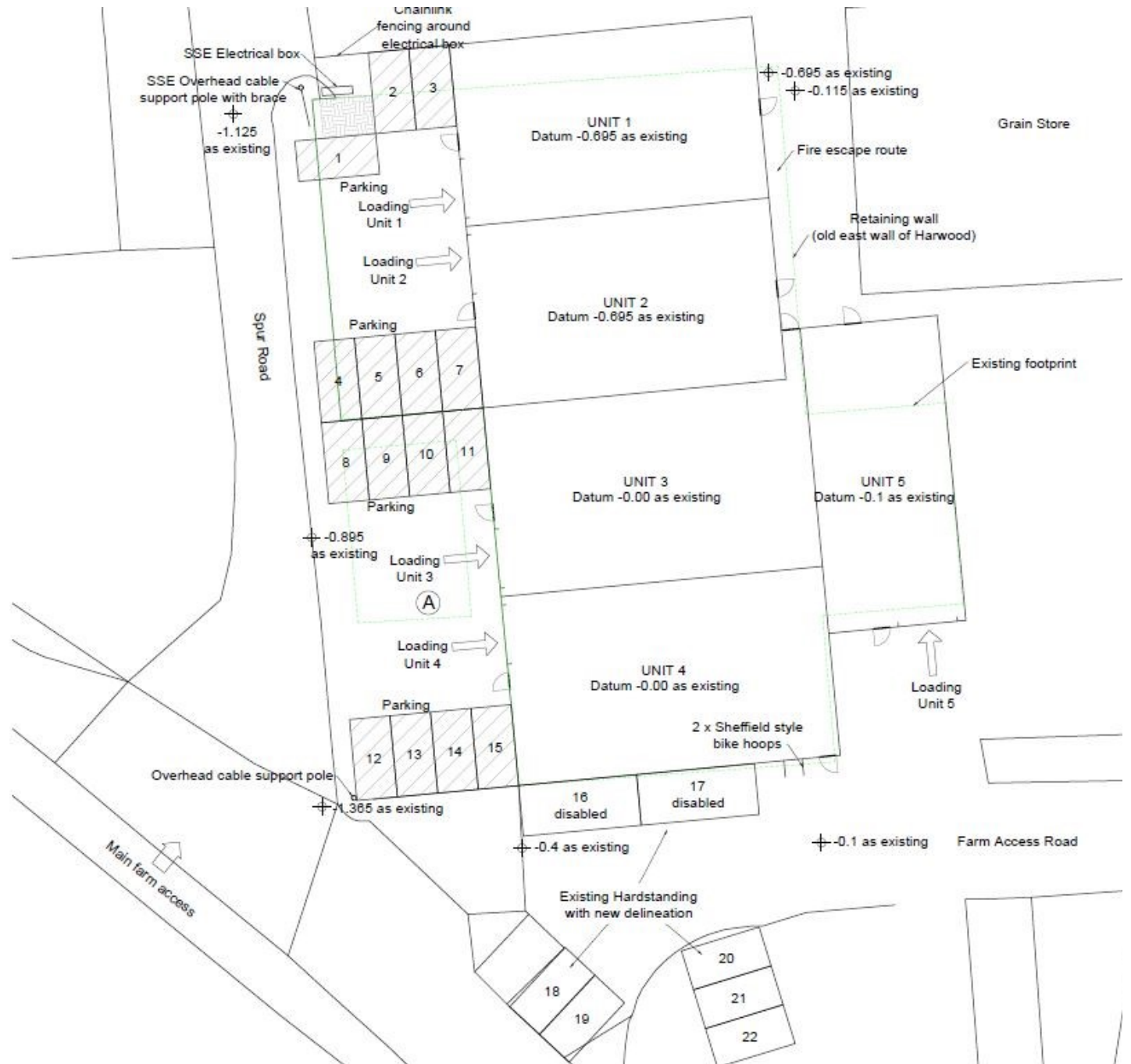


# WORKSHOP/STORAGE UNITS TO LET



## UNITS 1-5 SOUTHFIELD FARM, WHITCHURCH

Excellent location for A34/M3 | 10,376 sq ft (964 sq m) in total | Ample Parking

FIVE NEWLY BUILT UNITS TO RENT ON FLEXIBLE TERMS

# UNITS 1-5 SOUTHFIELD FARM, WHITCHURCH RG28 7JL

## LOCATION

Southfield Farm is located approximately 1 mile outside the village of Whitchurch in Hampshire. The A34 lies approximately 1.5 miles west of the Property and the M3 at Basingstoke 10 miles east. The A303 can be found approximately 3 miles to the south.

Basingstoke is approximately 16 miles to the north east of Southfield Farm and Winchester and Southampton 15 miles and 26 miles respectively to the south.

## DESCRIPTION

Units 1-5 Southfield Farm are purpose built workshop units benefitting from concrete floors, roller shutter doors and 3-phase electrical connections. The units are of steel portal frame construction and have ample onsite parking. All units have a water supply and plumbing is available for the installation of WC facilities.

The units are expected to be available from 1st January 2022.

## ACCOMMODATION AND RENT

The Units comprise of:

Unit 1—2,077 ft<sup>2</sup> / 193 m<sup>2</sup>

Unit 2—2,077 ft<sup>2</sup> / 193 m<sup>2</sup>

Unit 3—2,336 ft<sup>2</sup> / 217m<sup>2</sup>

Unit 4—2,336 ft<sup>2</sup> / 217 m<sup>2</sup>

Unit 5—1,582 ft<sup>2</sup> / 147 m<sup>2</sup>

A plan of the individual units is shown on the front of these particulars and the spaces can be combined should larger areas be required.

The rent will be based on a rate of £8 per square foot.

## BUSINESS RATES

The rateable value is yet to be set by Basingstoke & Deane Borough Council. Rates will be payable by the Tenant. Small business rate relief may be available.

## TERMS

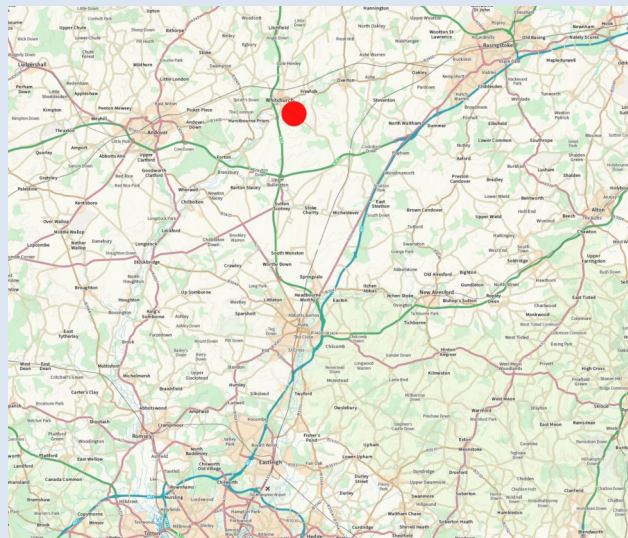
The premises are available on an internal maintaining and repairing lease for a term by arrangement and subject to regular rent reviews. The rent is exclusive of all outgoings and VAT and will be payable monthly in advance.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## CONTACT

Hannah Rickards, BCM LLP, The Old Dairy, Sutton Scotney, Winchester, Hampshire SO21 3NZ  
t 01962 765 079 e hrickards@bcm.co.uk



## LOCAL AUTHORITY

Basingstoke & Deane Borough Council  
t 01256 844844 w basingstoke.gov.uk

## VIEWINGS

Strictly by appointment with BCM.

## DIRECTIONS

Heading north on the A34 from the Bullington Cross roundabout take the exit toward Winchester and proceed along Winchester Street. Take the third right onto Micheldever Road heading out of the village. After approximately 1 mile, Southfield Farm will be on your left.

 what3words <http://whirlwind.topmost.skies>

## 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.

## WINCHESTER

BCM, The Old Dairy, Winchester Hill, Sutton Scotney,  
Winchester, Hampshire SO21 3NZ  
T 01962 763 900 E info@bcm.co.uk

## ISLE OF WIGHT

BCM, Red Barn, Cheeks Farm, Merstone Lane,  
Merstone, Isle of Wight PO30 3DE  
T 01983 828 805 E iow@bcm.co.uk

## OXFORD

BCM, Ouseley Barn Farm, Ipsden,  
Wallingford, Oxfordshire OX10 6AR  
T 01865 817 105 E oxford@bcm.co.uk