

# FLEXIBLE RURAL SPACE TO LET



## Unit 4, The Stone Yard, Four Marks, Alton, Hampshire GU34 5AJ

Approximately 813.8 sq ft (75.6 sq m)

Excellent location | On site parking

TO LET ON FLEXIBLE TERMS

**£6,510 per annum (plus VAT)**

# Flexible Rural Space for Storage or Workshop Use

## LOCATION

This flexible commercial space at The Stone Yard is excellently located with convenient highways access whilst enjoying a lovely rural village location. Lying just outside of the South Downs National Park, the office is less than a mile south of the A31, providing access to Winchester in 25 minutes by car.

Basingstoke lies approximately 16 miles to the north of the Stone Yard affording access to the M3 in just over 20 minutes, whilst the A3 is less than 10 miles to the south east. Southampton Airport is 25 miles south west of the property.

## DESCRIPTION

Unit 4 is an attractive, purpose built commercial building within a small complex of other units. It extends to 813.8 ft<sup>2</sup> (75.6 m<sup>2</sup>) and would be well suited to a storage or workshop unit.

The unit benefits from 3 allocated carparking spaces.

Unit 4 is accessed via an electric gated entrance, ensuring excellent security and site CCTV.

## ACCOMMODATION AND RENT

The property extends to approximately 813.8ft<sup>2</sup> (75.6m<sup>2</sup>). The rent is £6,510 per annum plus VAT, exclusive of utilities. Electricity and water is metered separately and billed monthly. There is an annual service charge of £195 for sewage removal.

## EPC RATING

Not applicable.

## BUSINESS RATES

The Rateable Value of Unit 4 is £5,100. 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, VAT and will be payable monthly in advance.

## CONTACT

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## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the preparation of an agreement.

## LOCAL AUTHORITY


Winchester City Council t 01962 840 222  
w [winchester.gov.uk](http://winchester.gov.uk)

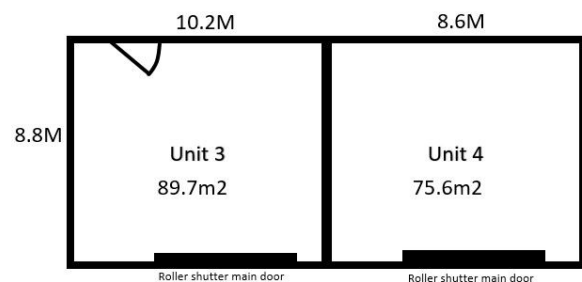
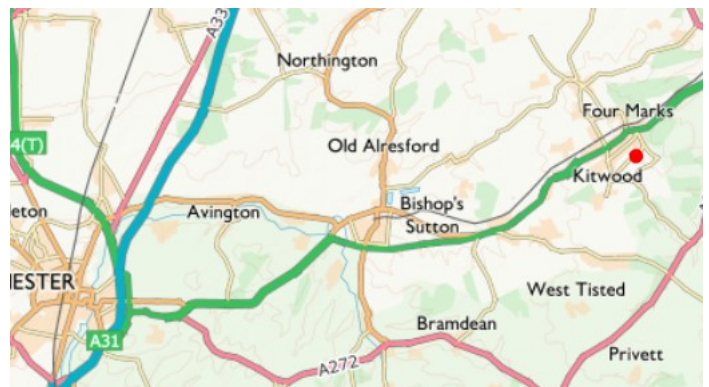
## VIEWINGS

Strictly by appointment with BCM LLP.

## DIRECTIONS

From Winchester, head north east on the A31. Follow the road through the village of Four Marks until there is a right turn onto Telegraph Lane. Continue on for half a mile when there will be another right turn on to Alton Lane. The Unit is a short distance on the left hand side.

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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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