



rural property specialists

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TO LET: FLEXIBLE COMMERCIAL SPACE



Unit 9, Lycroft Farm, Park Lane, Upper Swanmore
Southampton, SO32 2QQ

Approximately 1,045 sq ft (96 sq m)

Secure Site | Ample Parking | Rural Location

TO RENT ON FLEXIBLE TERMS

£6,900 per annum (plus VAT)

TO LET: FLEXIBLE COMMERCIAL SPACE

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 alongside a number of industrial units in converted farm buildings, providing flexible industrial space along with excellent security and electric gated access. The cities of Portsmouth and Southampton are both within easy reach, less than 20 miles south.

Travel distances as follows:

A32 2 miles, A3 9 miles, M3 10 miles, M27 10 miles
Portsmouth 16 miles, Southampton 15 miles

Winchester 10 miles, Waterlooville 9 miles

DESCRIPTION

Unit 9 is a converted farm building currently set up as a commercial kitchen. There is the opportunity to continue this use but the Unit could also provide a flexible work area with two separate rooms or offices. 3-phase electricity is available and separately metered. There is allocated parking for 2 vehicles and additional communal parking. A super-fast broadband connection is available. The tenant is to be responsible for setting up their own supply contract.

ACCOMMODATION AND RENT

Unit 9 is approx. 1,045 sq.ft.

Rent is £575pcm, including water, to be paid monthly in advance exclusive of VAT and all outgoings.

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 paying 50% of the landlords fees in preparation of the lease.

EPC

Rating TBC

CONTACT

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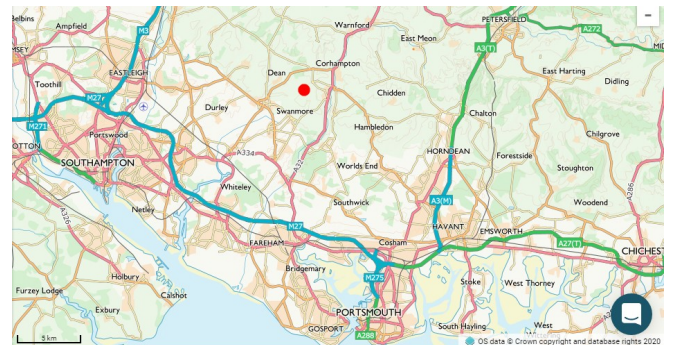
VIEWINGS

Strictly by appointment with BCM LLP.

DIRECTIONS

Heading north along the A3 from Waterlooville, take the exit towards Butser Hill / East Meon on to Charlton Lane. After 1 mile, veer left onto South Lane, then right onto Hambledon Road and continue into East St. Continue for a mile and turn right onto Brook Lane. Follow for 1.3 miles and turn right on to B2150 and continue as it turns into Sheep Pond Lane. At the crossroads, veer left on to Park Lane. After less than a mile, Lycroft Farm will be on the right 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. Particulars prepared and photographs taken January 2023.

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