



## UNIT 3

Tidbury Farm, Bullington Cross, Sutton Scotney, Hampshire,  
SO21 3QQ

## TO LET

FLEXIBLE TERMS &  
INCENTIVE PACKAGE





# Unit 3

Tidbury Farm, Bullington Cross, Sutton Scotney, Hampshire, SO21 3QQ

## Full Description

Unit 3, Tidbury Farm is a purpose built, air conditioned, modern office offering predominantly open plan working space over two floors. Sited on a former dairy farm it benefits from ample parking and the peaceful environment typically associated with rural location and has exceptional connectivity to the A34 / A303.

The commercial space is over two floors, which can be independently accessed and ae separately serviced with their own heating and cooling systems, WCs and kitchenettes. They are offered to let as a whole or separately.

The building is of steel portal frame construction and have two large car parks on site. The building has mains electricity, oil fired central heating, air conditioning and water from a private farm supply. Broadband is also available.

## Location

Tidbury Farm is located immediately off the A34/A303 "Bullington Cross" junction with its own access road directly off the junction. As a result it offers unparalleled connectivity to

central southern England. Winchester is approximately 10 miles to the south, Basingstoke 17 miles east and Southampton only 22 miles south of the site.

## Accommodation

The accommodation comprises the following areas:

Ground - Office 4,110sq ft (381.830 sq m)

1st - Office 3,746 sq ft (348.01 sq m)

Total 7,856 sq ft (729.84 sq m)

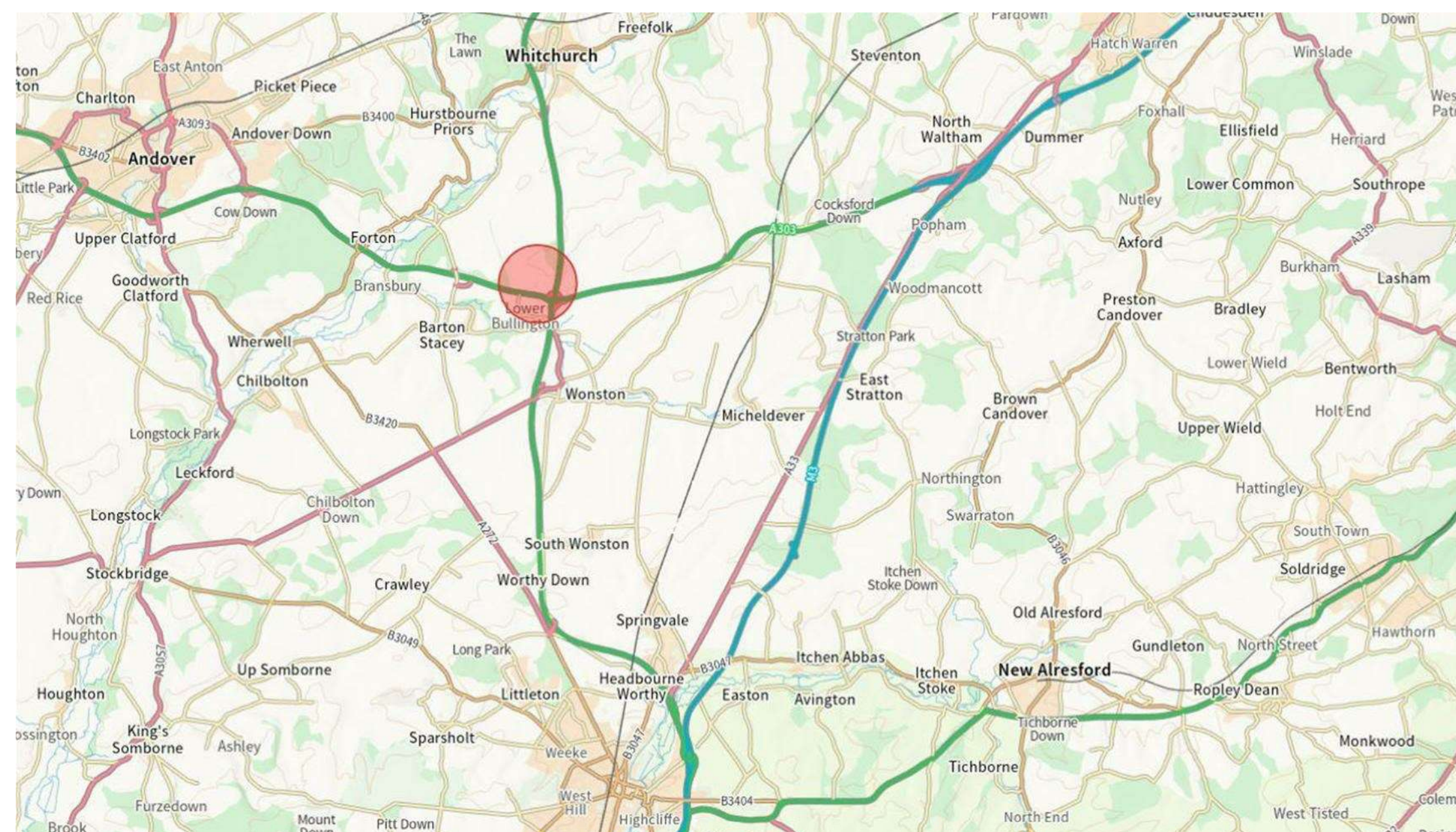
## Terms

Rent on Application

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. Maintenance of external garden and car park areas will be the responsibility of the tenant.

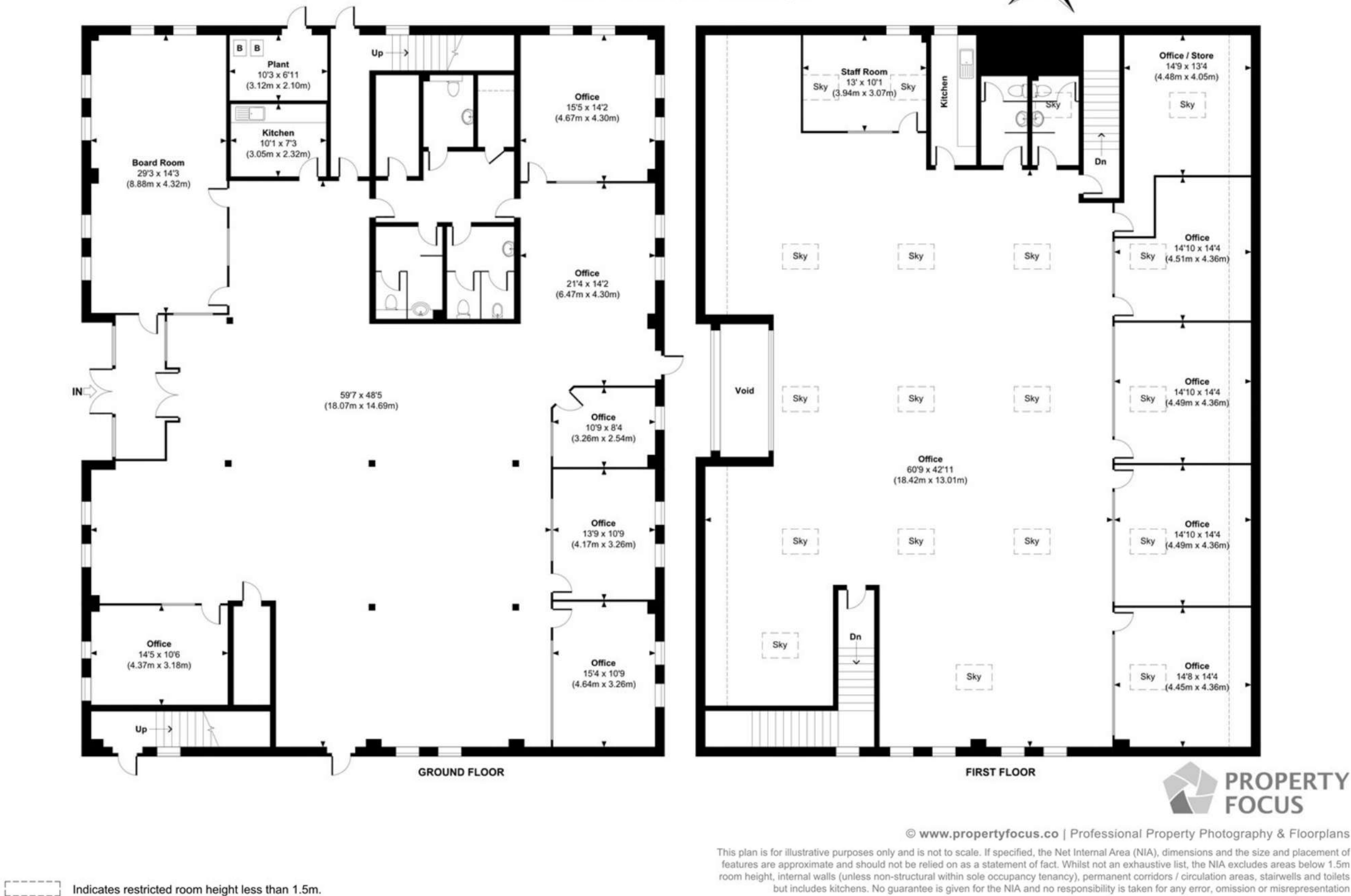
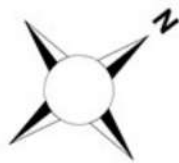
## Additional Building

There is an additional agricultural building on site that is also potentially available if required, subject to obtaining the necessary planning permission for change of use if necessary.



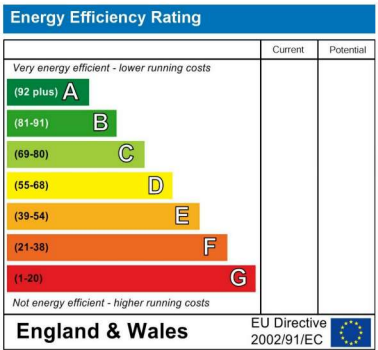


**Tidbury Farm**  
Approximate Net Internal Area  
Total = 7167 Sq Ft / 665.84 Sq M



**IMPORTANT NOTICE**

- BCM Wilson Hill for themselves and the Landlord give notice that:
- 1: These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact
  - 2: Applicants must rely on their own enquiries by inspection or otherwise on all matters
  - 3: The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties in relation to this property
  - 4: Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are include in the let nor with regards to parts of the property which have not been photographed
  - 5: Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order- nor have BCM Wilson Hill tested them



**Business Rates**

The rateable value £73,000 per annum for the shole buildings.

Your are advised to make your own enquiries to the local authority before making a commitment to lease.

**Other Costs**

Legal Costs - Each party will be responsible for their own legal costs.

Service Charge - A fixed charge of £3,000 per annum, contributing to the cost of water and maintenance of a shared private drainage system is applicable.

Building Insurance will also be payable.

VAT - Unless otherwise stated all costs and rents are exclusive of VAT.

**Viewing**

Tom Holloway  
023 9237 7800 | 07990051230  
tom@hi-m.co.uk

Ed Pettit-Mills (BCM Wilson Hill)  
07739 748429  
epmills@bcmwilsonhill.co.uk

Louisa Watson Smith (BCM Wilson Hill)  
07423 133758  
lwsmith@bcmwilsonhill.co.uk

**Sutton Scotney Commercial**  
01962 763 900  
commercial@bcmwilsonhill.co.uk

**Offices at:** Winchester | Petersfield | Isle of Wight | Oxford  
bcmwilsonhill.co.uk

