

TO LET: STORAGE UNITS



Units at Bradley Farm, Micheldever, Winchester SO21 3BQ

Approximately 3,040 sq ft (282.43 sq m)

Available as a whole or as two separate units

Converted agricultural barn | On site parking | Excellent communication links

TO RENT ON FLEXIBLE TERMS

£ 18,000 per annum (excluding VAT)

TO LET: LIGHT INDUSTRIAL UNITS

LOCATION

The Units at Bradley Farm are excellently placed for numerous road links including the A303, A34 and M3. Situated in a rural location, the units benefit from direct access from the A33 between Winchester and Basingstoke.

Winchester 10.2 miles, Basingstoke 9.5 miles.

DESCRIPTION

The Units at Bradley Farm are available as a whole or as two separate units. Both units offer open plan working areas, with excellent road connections.

The Units at Bradley Farm benefit from electricity connection, access to water and allocated parking.



ACCOMMODATION AND RENT

Both Units total approximately 3,040 sq ft. (282.42 sq.m.)

Unit 1—1,520 sq.ft (141.21 sq.m.)

Unit 2—1,520 sq.ft. (141.21 sq.m.)

RENT

Both Units as a whole — £18,000 per annum (excl. VAT)

Unit 1— £9,000 per annum (excl. VAT)

Unit 2— £9,000 per annum (excl. VAT)

All rents exclude all outgoings and are payable monthly in advance.

BUSINESS RATES

Business rates will be payable by the tenant. Small Business Rate Relief may apply.

EPC

Not applicable.

LEGAL COSTS

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

TERMS

The premises are available on an internal maintaining and repairing lease for a term by arrangement and subject to regular rent reviews.

CONTACT

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LOCAL AUTHORITY

Winchester LPA

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VIEWINGS

Strictly by appointment with BCM LLP.

DIRECTIONS

From Winchester, head towards the Winnall Roundabout and take the first exit toward Winchester By-pass/A34. Keep right and continue on the Basingstoke Road/A33. Continue for approximately 7 miles and take the exit towards Bradley Farm. Follow the track and the units are located within the furthest building as outlined below.



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Important Notice:

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