



SHORLEY FARM BARN

Shorley Lane, Beauworth, Alresford, Hampshire, SO24 0NY

TO LET

£15,000 Per Annum
2,480 sq. ft.



Shorley Farm Barn

Shorley Lane, Beauworth, Alresford, Hampshire, SO24 0NY

Shorley Farm Barn, situated in the village of Beauworth, is a former agricultural building now repurposed to provide versatile flexible space, ideal for storage. The space available consists of two bays of the agricultural barn, which is utilised as one larger space, with roller shutter doors to allow access for larger equipment and vehicles. The barn is excellently positioned, approximately 1 mile from the A272 and 6.5 miles from the M3. Shorley Farm Barn is perfect for anyone seeking a functional and well-located storage facility.

LOCATION

Shorley Farm Barn is set on a quiet farm road in the tranquil Hampshire countryside of the South Downs National Park. Situated just off the A272 close to the A31, A32 and only 6.5 miles from the Winnall roundabout, Shorley Farm has excellent links to the M3 and A34.

The town of Alresford is 3.5 miles away, the city of Winchester 6 miles to the west, whilst Petersfield lies 12 miles to the east. Southampton airport is located just 17 miles to the south west.

ACCOMMODATION AND RENTS

Overall, the area extends to approximately 230 sq. m. (2,480 sq.ft.) and is available at a rent of £15,000 per annum plus VAT. A service charge is payable for the maintenance of outside areas and building insurance.

BUSINESS RATES

Business rates will be payable by the Tenant. Small business rate relief may be available.

EPC

Not applicable.

TERMS

The premises are available on full repairing and insuring lease for a term by arrangement and subject to regular rent reviews. The rent is exclusive of all outgoing and VAT and will be payable monthly in advance. The building is available for immediate occupation.

LEGAL COSTS

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

LOCAL AUTHORITY

Winchester City Council
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VIEWINGS

Strictly by appointment with BCM Wilson Hill.

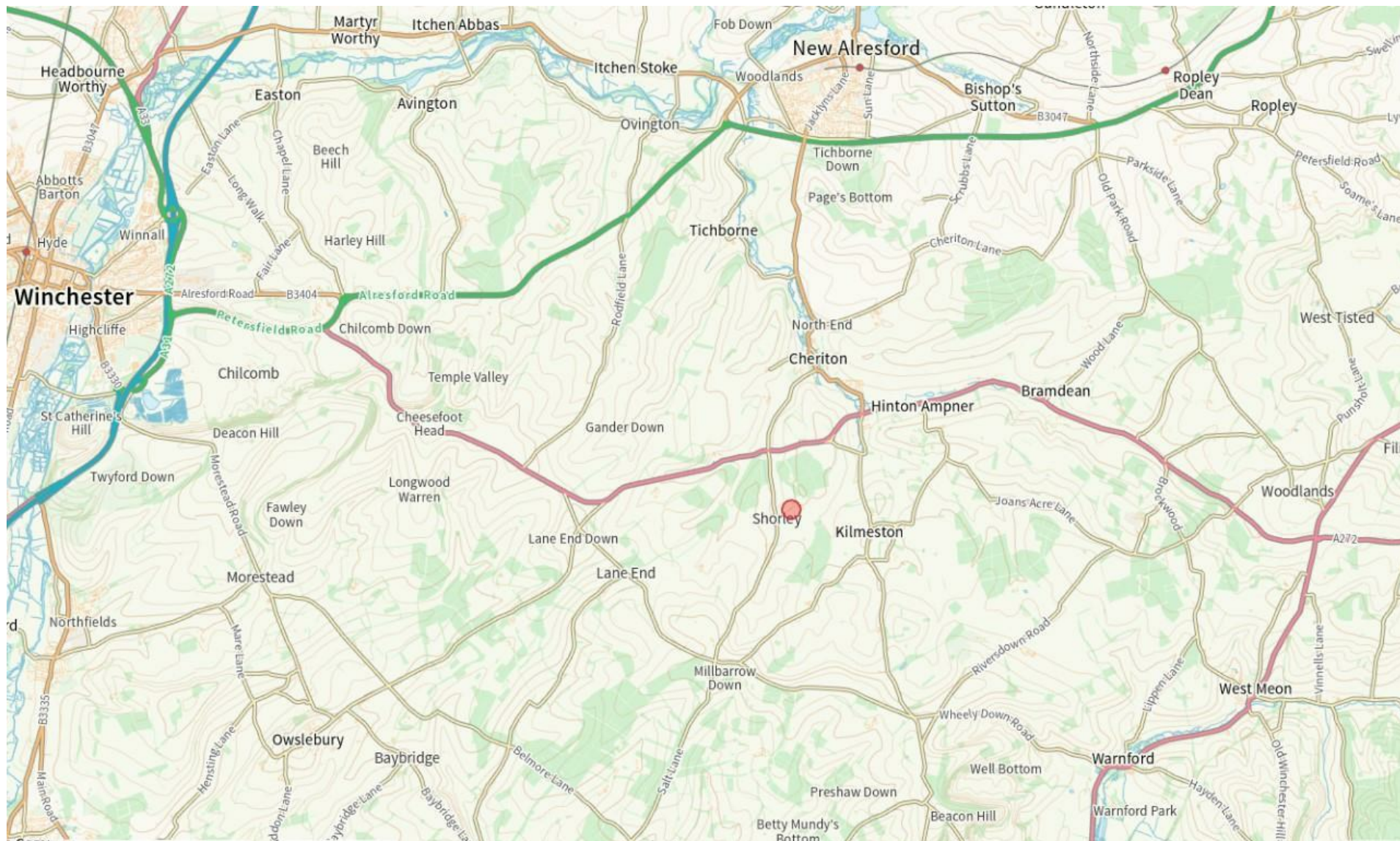
DIRECTIONS

From the Winnall roundabout take the A31 towards Alresford and then the A272 towards Petersfield. After 7.5 km you will be signposted to Beauworth on your right opposite a brick built barn. Shorley Lane is the first turning on the left and the barn is 200m along this lane on the right hand side.

Important Notice:
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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. 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.

Photos from November 2018. Particulars prepared March 2024.





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