

TO LET COMMERCIAL UNIT



The Old Dairy, Drayton Farm Drayton Lane, East Meon, Petersfield, GU32 1PN

- Idyllic countryside location
- Situated within a picturesque courtyard
- Could be suitable for a rural practice
- Excellent road connections

Attractive studio / rural working space

Available as a whole or as two units

£4,500 per Annum

The Old Dairy, Drayton Farm Drayton Lane, East Meon, Petersfield, GU32 1PN

The Old Dairy and the Paddocks at Drayton Farm offers a studio/rural working space within an idyllic country locations. The units have excellent access and parking facilities and both offer kitchenette area, open plan work space and WC facility.

Situation

Drayton Farm is located close to the picturesque village of East Meon, in the beautiful Meon Valley. The unit is set in an idyllic location within the South Downs National Park, yet offers easy access to the town of Petersfield which is located within 7 miles and offers a range of facilities. Petersfield gives access to a mainline railway station with regular service's to London/Waterloo. The A3 is within 6.5 miles and the A272 is approximately 2 miles.

Accommodation and Rent

The Old Dairy extends to approx. 27.36 sq. m (294.5 sq.ft)

The rent is £4,500 per annum for the Old Dairy

The Paddocks extends to approx. 20.92 sq. m (225.18 sq. ft)

The rent is £4,200 per annum for the Paddock

Business Rates

Rates will be payable by the tenant.

The current rateable value for the whole is £2,000

Services

Mains electricity, water and private drainage is available. The property has electric heating, shared WC and washing facilities.

The services are metered and payable quarterly.

Terms

The premises are available on an internal maintaining and repairing lease for a term by arrangement and subject to regular reviews. The rent is exclusive of all outgoing and VAT and will be payable monthly in advance.

Legal Costs

Each party will be responsible for their own legal costs.

Local Authority

East Hampshire District Council

t 01730 266551

w <https://www.easthants.gov.uk/>

Directions

From Petersfield head east on Winchester Road (A272) towards Winchester. Then take a left onto West Meon Lane and the unit will then be found in 2 miles on your right.

Viewings

Strictly by appointment with BCM Wilson Hill

Louisa Watson Smith

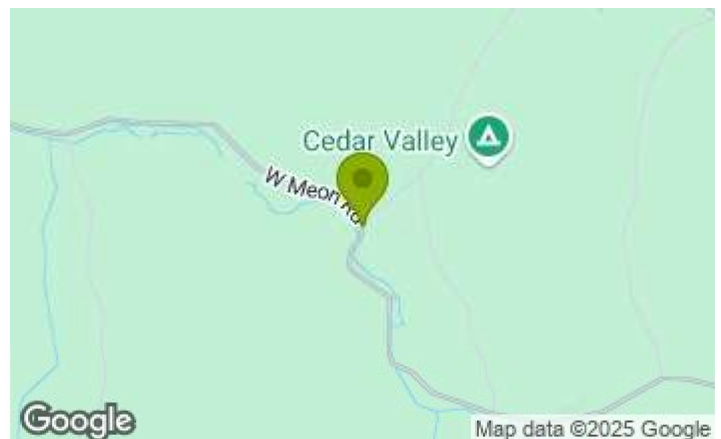
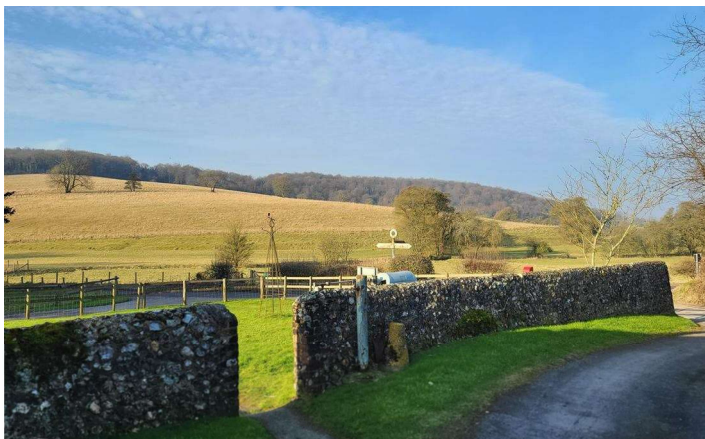
t 01962 765075

e lwsmith@bcmwilsonhill.co.uk

NB: These Particulars are as at April 2025

What 3 Words

///ourselves.congested.zones



Important Notice

BCM Wilson Hill and their client give notice that: -

They have no authority to make or give any representation 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 representations of facts.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily planning, building regulation or other consents and BCM Wilson Hill has not tested any services, equipment or facilities. Enquirers must satisfy themselves by inspection or otherwise. Particulars prepared October 2024.