



**Available** **£7,000 Per Annum**

## Upton Park Farm – Unit 2

Old Alresford

### Location

Unit 2 at Upton Park Farm is set on a working farm in beautiful rural Hampshire, only one mile north of Alresford. It benefits from good links to the A31 and the M3 to Winchester and Basingstoke.

### Availability

1st October 2024

### Description

Unit 2 is an attractive, wooden clad converted farm building with its own access and ample parking to the front and the rear.

The internal accommodation offers an open plan office space on the ground floor and a separate mezzanine meeting space above. There is a self-contained kitchen and private WC facilities, there is ample parking at the front and the rear of the unit. The unit benefits from an excellent broadband connection.

The unit is approximately 465ft<sup>2</sup> (43m<sup>2</sup>).

### Business Rates:

The property is registered for business rates with Winchester City council, reference NN0615132308003. Business rates payable by the



Tenant, small business relief may apply.

**Utilities:**

The barn benefits from a separately metered electricity and water supply, there is excellent Internet connection and the unit is heated by a shared oil fire boiler.

**Terms:**

The premises are available on flexible terms by arrangement.

The neighbouring unit, Unit 3a is also available, it is of a similar size with its own access but can also be accessed directly from Unit 2.

**Legal Fees and deposit:**

Each party is responsible for their own legal costs and a deposit equal to two months will be taken.

**Contact & Viewings:**

Jack White tel: 07738 150163 or 01256 389253 email:  
jack@moundsmere.co.uk

Viewings strictly by appointment with Moundsmere Estate Management Ltd.

