



**Let** **£5,500 Per Annum**

## Upton Park Farm – Unit 3a

Old Alresford



{{epcimage}}

### Location

Unit 3a 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 3a is an attractive, brick and flint 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 1st floor. There is a self-contained kitchen and private WC facilities. The unit benefits from an excellent broadband connection.

### Accommodation

The unit is approximately 293ft<sup>2</sup> (27m<sup>2</sup>).

### Rent:

£6,500 per annum paid monthly in advance (£542/month) No VAT, utilities not included.

**Deposit:**

A deposit of £1,500 will be taken at the commencement of the agreement.

**Business Rates:**

The property is registered for business rates with Winchester City council, reference NN061513230803A. 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 fired boiler.

**Terms:**

The premises are available on flexible terms by arrangement.

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

**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 t 07738 150163 or 01256 389253 e jack@moundsmere.co.uk

Viewings strictly by appointment with Moundsmere Estate Management Ltd.

