



Available **£22,750 Per annum (plus VAT)**

Unit 1 – Walkeridge Farm

RG25 3EL

Location

Unit 1 at Walkeridge Farm is set on a working farm in North Hampshire with far reaching views across beautiful countryside, just North of the picturesque village of Overton. Walkeridge Farm is less than a 30 minute drive from Andover, Basingstoke, Winchester and Reading, with good road links to the A34 and the M3.

Description

The unit offers a large, open and flexible space, which would suit storage or light commercial uses. The unit benefits from steel portal frame construction, concrete floors, access through a large sliding door suitable for vehicles and a separately metered electricity and water supply.

The unit is available immediately.

Accommodation

Unit 1 is approximately 3,500ft² (325m²).

Rent:

£22,750 plus VAT per annum paid monthly in advance (£1,895 plus

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VAT/month).

EPC:

Not required.

Utilities:

The barn benefits from a separately metered electricity supply and mains water connection.

Terms:

The premises are available on flexible terms by arrangement.

Business rates:

The Local Council Reference is 00319663600011, the rateable value is £11,250, which currently qualifies for small business rates relief. Rates will be payable by the Tenant.

Legal Fees & deposit:

Tenant to pay 50% of Landlords legal fees.

A deposit equal to one and a half months rent is payable upon signing of the lease.

Contact & Viewings:

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

Viewings strictly by appointment with Moundsmere Estate Management Ltd.