



TO LET

THE BARN

**GRANGE FARM BUSINESS PARK, SANDY LANE,
SHEDFIELD, HAMPSHIRE, SO32 2HQ**

**Quiet Rural setting forming part of
Shedfield Grange Farm Business Park
Close to leisure facilities of The Meon Valley Hotel & Country Club**



A TOTAL OF 1,660 sq.ft. (149m²)

**For Storage & Distribution within the Barn
(and Planning permission for optional small combined office)**

**Rent: £1,334 per month
(excluding rates and outgoings)**

LOCATION: See attached Location Plan

The Barn at Shedfield Business Park is located over, midway between Botley, Wickham and Bishops Waltham, off Sandy Lane in a quiet and peaceful location close to the Meon Valley Hotel and 18 and 9 hole golf courses.

DIRECTIONS:

From the A334 Botley to Wickham road follow the signage towards the Meon Valley Hotel and Country Club, continue past the entrance to the Hotel and after about 150m turn left and drive up to and beyond the buildings as far as you can and The Barn will be found within its own fenced compound at the far end.

What3Words:///estimated.appendix.bolsters

GENERAL DESCRIPTION:

The 1,660 sq ft barn at Shedfield Grange Farm Business Park, which has recently undergone extensive restoration, provides an upmarket opportunity for a range of uses, including storage linked to e-commerce through to applications in the creative industries.

SPECIFICATION:

1,660 sq ft of storage and distribution space, with optional small combined office. The site also has planning permission for a **Garden Office** 7.6m x 32.25m (266 sq.ft.) outside the Barn to support activities. The Barn (and future office) has access to a 1Gb leased line available to all the units on the site providing high quality IT facilities.

The Barn forms part of Shedfield Grange Farm Business Park in a quiet rural setting but close to all the leisure and hospitality facilities of the Meon Valley Hotel and Country Club and is less than 15 minutes to the M27.

HOURS OF WORKING:

09:00 - 17:00 hrs. Monday to Friday

09:00 - 13:00 hrs. Saturdays

No time on Sundays, Bank or Public Holidays

CAR PARKING:

On site (private car park dedicated for users of The Barn) for up to 8 vehicles. Visitor parking also available. The site has a Podpoint EV 22kw twin charger capable of charging two vehicles at the same time. Three phase is available if required. The whole site has CCTV coverage and locked gates at night.

SIZE:

149msq (1,660 sq ft) approx. (6.5m x 23.5m plus 4.5m x 3m)

TERMS:

Initial Term of 2 years and thereafter by agreement with The Landlord.

TENANT BREAK OPTION:

Tenant break option can be served after 12 months and subject to 6 months prior written notice.

DEPOSIT:

2 months' rent.

ESTATE CHARGE:

Maintenance, water rates included.

BUILDINGS INSURANCE:

Payable by lump sum in February of each year, £1,759 (for 2025).

RATEABLE VALUE:

£6,800. On approach to Winchester City Council, 100% Small Business Rates Relief should apply resulting in no business rates being payable.

TELECOMS:

Leased line access available, connection costs to be met by Tenant.

AVAILABILITY:

Planning permission is in place for a timber garden style office to be installed alongside the building, with access via a personal door in the main porch. The property is available to rent now.

PERMITTED USE:

Storage and Distribution within the (Barn) plus external office.

SERVICES:

Included: Mains water, private drainage system, weekly external caretaking, normal refuse disposal, CCTV, EV charging.
Not included: Electricity, Business Rates, insurance and broadband.

VIEWING:

Strictly by appointment with the Landlord's Agents through Tim Gardner.



35.7m

Right of Way

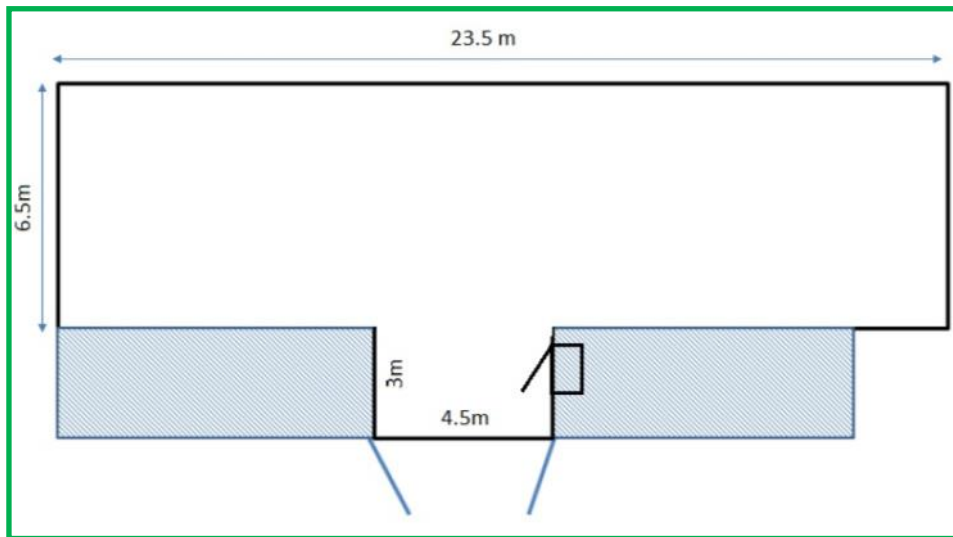
Parking

40.5m

Shedfield Grange

0m 5m 10m 15m

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