

TO LET: COMMERCIAL UNIT



Berry Court Barn, Berry Court Lane, Nether Wallop, Stockbridge,
Hampshire SO20 8EX

Beautiful Rural Location | 5,304 sq ft (493 sq m) in total | Ample Parking

NEWLY CONVERTED BUILDING TO RENT ON FLEXIBLE TERMS
AVAILABLE AS A WHOLE

£28,000 per annum plus VAT

Berry Court Lane, Nether Wallop SO20 8EX

LOCATION

Berry Court Barn is positioned less than one mile south of the village of Nether Wallop and is located along Berry Court Road, off the B3084. The Barn is located 4.7 miles west of Stockbridge and 12 miles east of Salisbury.

DESCRIPTION

Berry Court Barn is a newly refurbished commercial unit, available as a single unit extending to approximately 5,304 sq.ft. The building benefits from steel portal frame construction, concrete floors, a roller shutter door and two personnel doors, front and rear.

The building is well placed in a discrete rural area with ample parking and beautiful countryside views.

The current facilities at the property include water, three-phase electricity, septic tank, broadband and a motion detector outdoor light for added security. Other services can be included by negotiation.

ACCOMMODATION AND RENT

The unit extends to 5,304 sq.ft. (493 sq.m.) and is available as a whole.

The Rent is £28,000 per annum plus VAT (£2,333.36 pcm plus VAT).

BUSINESS RATES

The building has not yet been rated for business rates. Rates will be payable by the Tenant.

TERMS

The premises are available on an internal maintaining and repairing lease for a term by arrangement and subject to regular rent reviews.

The rent is exclusive of all outgoings and VAT and will be payable monthly in advance.



PLANNING

The building benefits from planning permission for class E (g) (i) (ii) (iii) for commercial usage.

LEGAL COSTS

Each party will be responsible for their own legal costs.

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LOCAL AUTHORITY

Test Valley Borough Council


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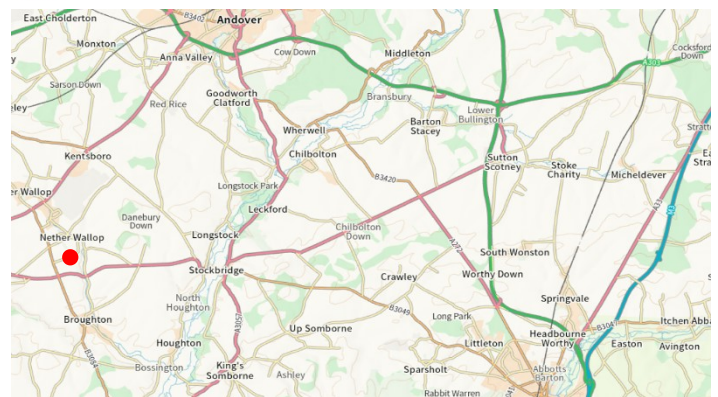
VIEWINGS

Strictly by appointment with BCM.

DIRECTIONS

From Stockbridge, head west on the A30 towards Salisbury, passing Chattis Hill until you have reached the B3084 crossroads. Once you have arrived at this crossroad, turn right onto the B3084, heading north towards Middle Wallop. Take the first right which is 0.4 miles from the crossroad turning and follow the road approximately 0.4 miles, where the unit is on the left hand side at the BCM sign.

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Important Notice:

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