

# TO LET: FLEXIBLE INDUSTRIAL UNIT



# Unit 2 Manor Farm, Down Road, Kimpton, Andover Hampshire SP11 8PG

Excellent location for A303 | 2,610sq ft (242 sq m) in total | Ample Parking

EXCELLENT UNIT TO RENT ON FLEXIBLE TERMS UNIT 2 AVAILABLE

## £15,900 per annum (for the whole)

@BCM LLP

#### LOCATION

Manor Farm is located just 6.5 miles west of the town of Andover and less than 30 miles west of Basingstoke. Both towns have direct rail access to London. The farm has excellent road communication links with the A303 approximately 2 miles south of the property and the A338 approximately 3 miles west. Southampton airport lies approximately 32 miles south.

#### DESCRIPTION

Unit 2 at Kimpton Manor Farm is a smart, purpose built commercial unit, available as a whole. The building benefits from steel portal frame construction, concrete floors, roller shutter doors and 3-phase electrical connection. The building is well placed in a tidy concreted yard with a large turning circle for lorries and good onsite parking.

Unit 2 benefits from WC facilities and fibre broadband connections, along with a gas supply available for installation of a boiler. There is a meeting / breakout room.

#### ACCOMMODATION AND RENT

Unit 2 - 2,610 ft<sup>2</sup> (242 m<sup>2</sup>) Rent: £15,900 per annum plus VAT

#### **BUSINESS RATES**

The rateable value for the whole building is £49,500 however is currently being split as this rateable value is for two separate units and therefore the revised business rates are still to be determined. 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.

#### LEGAL COSTS

Each party will be responsible for their own legal costs.

#### CONTACT

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### **VIEWINGS** Strictly by appointment with BCM

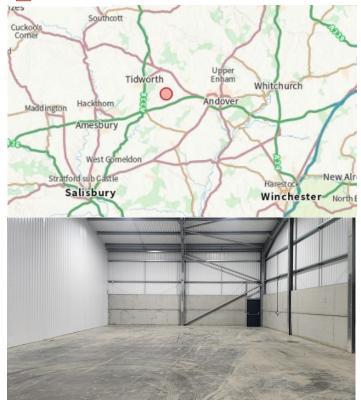
#### LOCAL AUTHORITY

Test Valley Borough Council t 01264 368 000 w testvalley.gov.uk

### DIRECTIONS

From the A303 follow exit signs to Thruxton Race Circuit. Continue pass the entrance to the Race Circuit to a Tjunction. Turn right onto Snoddington Road and at the next T-junction turn left onto Water Lane and continue for approximately 0.2 miles before turning left onto Down Road. Follow Down Road for approximately 0.2 miles before turning left into Manor Farm. The Unit will be found at the end of the drive on the right.

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#### Important Notice:

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- They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.
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