

# FLEXIBLE MODERN OFFICE SPACE



## TO LET — AS A WHOLE OR SPLIT

Unit 3, Tidbury Farm, Bullington Cross, Hampshire SO21 3QQ

Ground Floor — 381 sq.m (4,110 sq.ft) - **£56,000 pa**

First Floor — 348 sq.m (3,746 sq.ft) - **£40,000 pa**

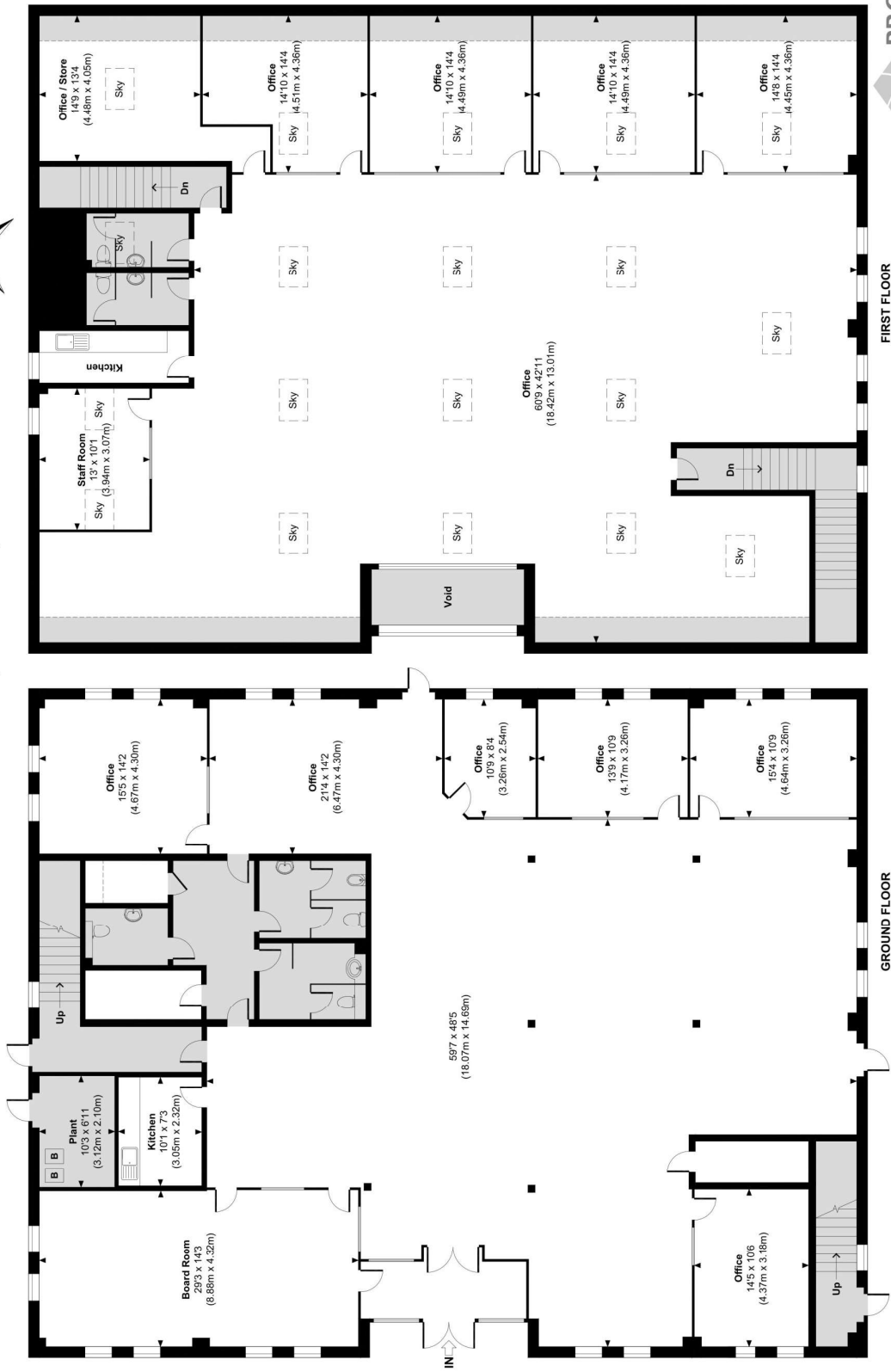
**Whole — 729 sq.m (7,857 sq.ft) - £96,000 pa**

Unparalleled location for A34/A303 | Additional space potentially available

# UNIT 3, TIDBURY FARM, BULLINGTON CROSS SO21 3QQ

## Tidbury Farm

Approximate Net Internal Area  
Total = 7167 Sq Ft / 665.84 Sq M



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 This plan is for illustrative purposes only and is not to scale. If specified, the Net Internal Area (NIA), dimensions and the size and placement of features are approximate and should not be relied on as a statement of fact. Whilst not an exhaustive list, the NIA excludes areas below 1.5m room height, internal walls (unless non-structural within sole occupancy tenancy), permanent corridors / circulation areas, stairwells and toilets but includes kitchens. No guarantee is given for the NIA and no responsibility is taken for any error, omission or misrepresentation

Indicates restricted room height less than 1.5m.

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## LOCATION

Tidbury Farm is located immediately off the A34/A303 “Bullington Cross” junction with its own access road directly off the junction. As a result it offers unparalleled connectivity to central southern England. Winchester is approximately 10 miles to the south, Basingstoke 17 miles east and Southampton only 22 miles south of the site.

## DESCRIPTION

Unit 3, Tidbury Farm is a purpose built, air conditioned, modern office offering predominantly open plan working space over two floors. Sited on a former dairy farm it benefits from ample parking and the peaceful environment typically associated with rural offices but in a location with exceptional connectivity. The offices were purpose built approximately 20 years ago and have been occupied by the NHS since then.

The offices are over two floors, which can be independently accessed and are separately serviced—with their own heating and cooling systems, WCs and kitchenettes. They are offered to let as a whole or separately.

The offices are of steel portal frame construction and have two large car parks on site. The building has mains electricity, oil fired central heating, air conditioning and water from a private farm supply. Broadband is also available.

The building is expected to be available from July 2024.

## ACCOMMODATION AND RENT

The building extends to approximately 729.97 sq.m (7,857 sq.ft.) in total split into the Ground Floor 381.86 (4,110.35 sq.ft) and First Floor 348.10 sq.m (3,746.94 sq.ft)

The rent is based on a rate of £14 per square foot of useable office space on the ground floor and £12 per square foot on the first floor, with a further discount where there is restricted headroom.

## BUSINESS RATES

The rateable value set by Winchester District Council, as at 1st April 2023, is £73,000 for the whole. 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 outgoing and VAT and will be payable monthly in advance. Maintenance of external garden and car park areas will be the responsibility of the tenant.

## CONTACT

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## EPC

EPC Rating—B

## ADDITIONAL BUILDING

There is an additional agricultural building on site that is also potentially available if required, subject to obtaining the necessary planning permission for change of use if necessary.

## SERVICE CHARGE

A fixed service charge of £3,000 per annum, contributing to the cost of water and maintenance of a shared private drainage system, will also be applied.

## VIEWINGS

Strictly by appointment with BCM.

## LOCAL AUTHORITY

Winchester City Council  
t 01962 840222 w [winchester.gov.uk](http://winchester.gov.uk)

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## DIRECTIONS

From A303 heading east, take the Bullington Cross Junction and turn left immediately at the first roundabout on the junction (sign posted Tidbury Farm). The office is on your right hand side at the top of the driveway.

From the A34 heading south, turn off at the Bullington Cross Junction and turn left on to the A30. Follow the A30 past the A303 turning and under the A34 to the next roundabout. The access to Tidbury Farm is the third exit from the roundabout.

 [what3words ///concerned.decoded.tech](https://www.what3words.com/what3words///concerned.decoded.tech)

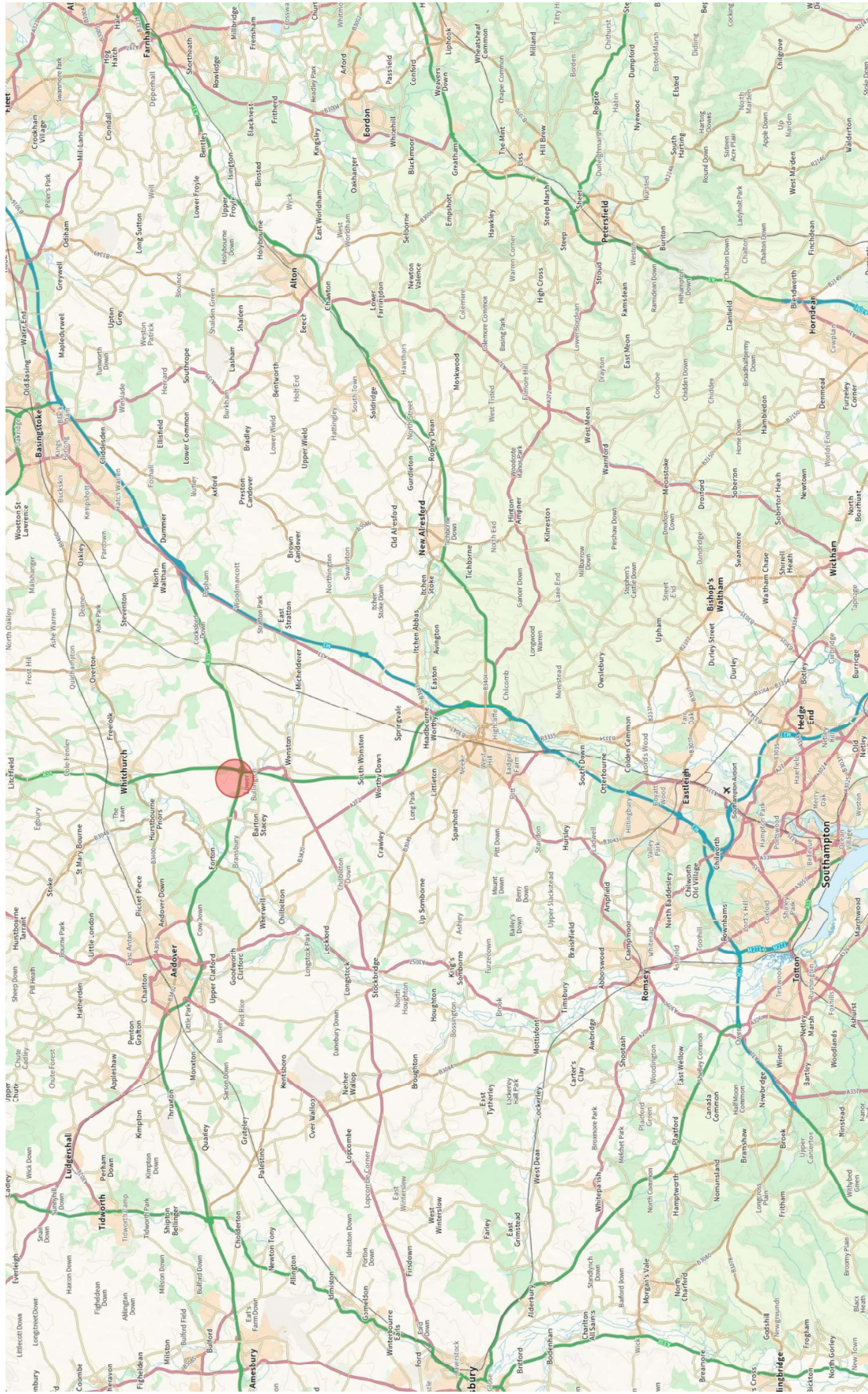
## Important Notice:

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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and BCM have not tested any services, equipment or facilities. Tenants must satisfy themselves by inspection or otherwise.



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