

TO LET COMMERCIAL UNIT



Unit 3 & 4, Long Barn Tufton Warren, Whitchurch, Hampshire, RG28 7RH

- Excellent road connections • Situated within a picturesque environment • Idyllic rural location

Attractive studio / Rural working space / Ample parking

Available as a whole or as two units

£14,500 PER ANNUM

Unit 3 & 4, Long Barn Tufton Warren, Whitchurch, Hampshire, RG28 7RH

Unit 3 & 4, Long Barn at Tufton Warren Farm offer open plan rural working space within an idyllic country location. The units have excellent road connectivity and ample parking with access to a shared kitchenette area and WC facility.

Situation

Long Barn is set on the beautiful Tufton Warren Estate which is located within 5 miles of the market town of Whitchurch, situated within a picturesque setting with quick road access to the A34, being only 1.5 mile away. The A34 allows good connections to Winchester and Newbury, both within approximately 15 miles. Both towns offer various amenities and mainline railway services to London/Waterloo. The A3 is within 13 miles from the Units.

Accommodation and Rent

Unit 3 & 4 extends to approx. 42.03 sq. m (452.40 sq. ft)

The rent is £14,500 per annum for both Units.

The units are available as a whole or as two units.

Business Rates

Rates will be payable by the tenant.

Services

The property has electric heating, shared WC and washing facilities.

The services are metered and payable bi-annually.

Local Authority

Basingstoke and Deane Borough Council
t: 01256 844844

Legal Costs

Each party will be responsible for their own legal costs.

Terms

The premises are available on an internal maintaining and repairing lease for a term by arrangement and subject to regular reviews. The rent is exclusive of all outgoings and VAT and will be payable monthly in advance.

The Units can be offered either furnished or unfurnished.

Direction

Exit the A34 northbound towards Whitchurch and continue to follow the signs to Whitchurch. Follow the road under the bridge and proceed, turn right at the Clock Barn, Tufton Warren sign. Follow the road for 1.5 miles and Long Barn will be located on your right hand side.

Viewings

Strictly by appointment with BCM Wilson Hill

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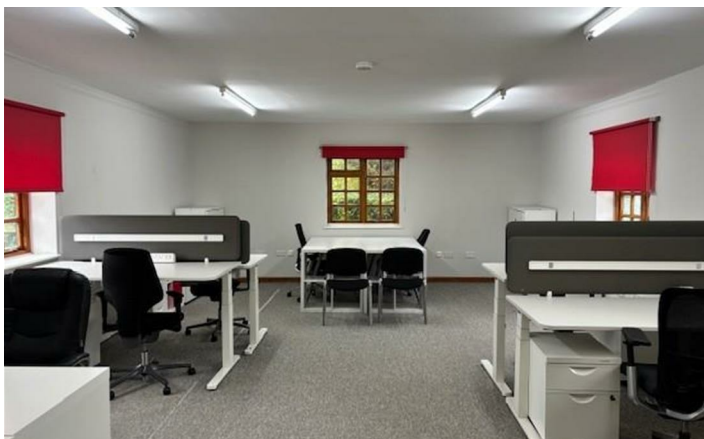
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What 3 Words

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Important Notice

BCM Wilson Hill and their client give notice that: -

They have no authority to make or give any representation 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 representations of facts.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily planning, building regulation or other consents and BCM Wilson Hill has not tested any services, equipment or facilities. Enquirers must satisfy themselves by inspection or otherwise. Particulars prepared October 2024.