TO LET
COMMERCIAL UNIT

BCM Wilson Hill



Northwood Barn Northwood Park, Sparsholt, Winchester, Hampshire, SO21 2LX

• Large building available for storage & distribution use • Rural location very close to Winchester • Approximately 9,848 sq.ft (915 sq.m)

Could be adapted to suit tenant's requirements.

Available Immediately.

£45,000 Per Annum

Northwood Barn Northwood Park, Sparsholt, Winchester, Hampshire, SO21 2LX

Based in a rural location, this commercial barn offers 9,848 sq. ft of substantial storage with wide fronted access doors suitable for large vehicles and further space available by further negotiation. Ideal for businesses seeking a cost-effective storage solution, this facility is perfectly suited for a variety of needs.

Offering easy access to the city of Winchester and major road connections, this building would be an excellent opportunity for a tenant to invest for a long term partnership with the Landlord.

Description
This commercial barn offers nearly 10,000 sq. ft of secure storage space with further space available by negotiation.

The barn is steel portal frame with wide fronted access doors suitable for large vehicles, part timber sleeper clad walls, part corrugated tin sheets, with a concrete floor. The space is not divided and the owner would be willing to undertake works to the space, or in conjunction with the tenant, subject to negotiation.

Situation
The Grain Store is situated in a peaceful rural location next to residential houses in the middle of Northwood Park only 4 miles from the centre of Winchester and 2 miles from the A34.

Accommodation and Rent
The unit covers approximately 9,848 square feet.

The rent is £54, 000 (+VAT) per annum based on the above area.

Business Rates
Business rates will be payable by the tenant.

Services
There is single phase mains electricity on site and mains water.

The services are sub metered and the responsibility of the tenant.

Local Authority
Winchester City Council
t: 01962 840222
e: customerservice@winchester.gov.uk

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

Directions
From Winchester, proceed west on the A272 Stockbridge Road towards Sparsholt. Continue for approximately 4 miles, passing through Sparsholt village. Turn right and follow the private estate road to the property. The A34 is readily accessible to the north, providing excellent links to the M3, Southampton and the wider motorway network

Viewing
Strictly by appointment with BCM Wilson Hill.





IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Landlord give notice that: 1. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact 2. Applicants must rely on their own enquiries by inspection or otherwise on all matters 3. The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties in relation to this property 4. Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are include in the let nor with regards to parts of the property which have not been photographed. 5. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order nor have BCM Wilson Hill tested them.