

**TO LET**  
**between Winchester and Petersfield off the A272**

**Storage Barn**  
**at**  
**PARSONAGE FARM,**  
**TITHELANDS LANE, BRAMDEAN, SO24 0JJ**



<b>Unit</b>	<b>Approx. Floorspace</b>	<b>Rent (per month ) Exclusive of Outgoings and VAT</b>
<b>Parsonage Barn</b>	<b>1,670 sq.ft. (155m<sup>2</sup>)</b>	<b>£1,250 per month</b>

**LOCATION:**

This Barn Storage facility is located in an attractive rural setting and outlook at Parsonage Farm, off Tithelands Lane, Bramdean, just north of the A272 situated midway between the A34/M3 and Winchester (11 miles) and the A3 Junction Petersfield (8 miles) about 2 miles west of the West Meon Hut PH. From the West Meon Hut, drive west towards Winchester for about 2 miles and then turn right up Tithelands Lane; after about 800m turn right where signposted to Parsonage and follow the track for about 200m and the Storage Barn will be approached over the drive just to the right of the pair of cottages. See attached Location Plan.

What3Words /// exporters.repeating.hospitals

**DESCRIPTION:**

**Parsonage Farm Barn** comprises a brand new steel framed, timber clad and steel profile roofed storage facility comprising some **1,670 sq.ft., (155 m<sup>2</sup>)** measuring overall 8.7m deep by 17.80m wide in three bays (of a total of 4) and open-plan within. Each of the 3 bays has the benefit of an electrically operated roller shutter door some 4.9m wide and 4m to eaves and provided either with a partially concreted floor and/or hardcore with road chippings surface. The fourth bay closest to the Cottages is reserved for their storage. The cottages are permanently occupied providing added security to this facility.

The building which was completed in March 2026 has a pre-cast concrete moulded panel base to the walls, providing additional security to 0.5m height above ground level and 25mm treated vertically clad castle boarding with a single side pedestrian access door, all under plastic coated square profile fully insulated (60mm) roof.

Each of the 3 roller shutter doors are provided with single phase electricity and direct drive motors.

**TIME OF OPERATION/USE:**

08:00-18:00 Monday to Friday

08:00-13:00 Saturdays

Not on Sundays or Bank Holidays.

**SERVICES:**

Single phase mains electricity and water are available. No gas and no toilet facilities.

**CAR PARKING:**

Parking for several vehicles can be provided close to the building although outside storage is not allowed.

**BUSINESS RATES:**

The building has not yet been assessed for Business Rates, but should be below the Rateable Value threshold and Small Business Rates Relief should apply in any event with no rates becoming payable (subject to final assessment).

**VIEWING:**

Strictly by appointment with the Landlord’s Agents - Tim Gardner or Henry Brice Tel: 01489 896422.

Email: tim@ianjuddandpartners.co.uk or henry@ianjuddandpartners.co.uk.

**DEPOSIT:**

A deposit of £1,500 will be payable by the occupier to the Landlord’s Agents refundable on expiration of the tenancy.

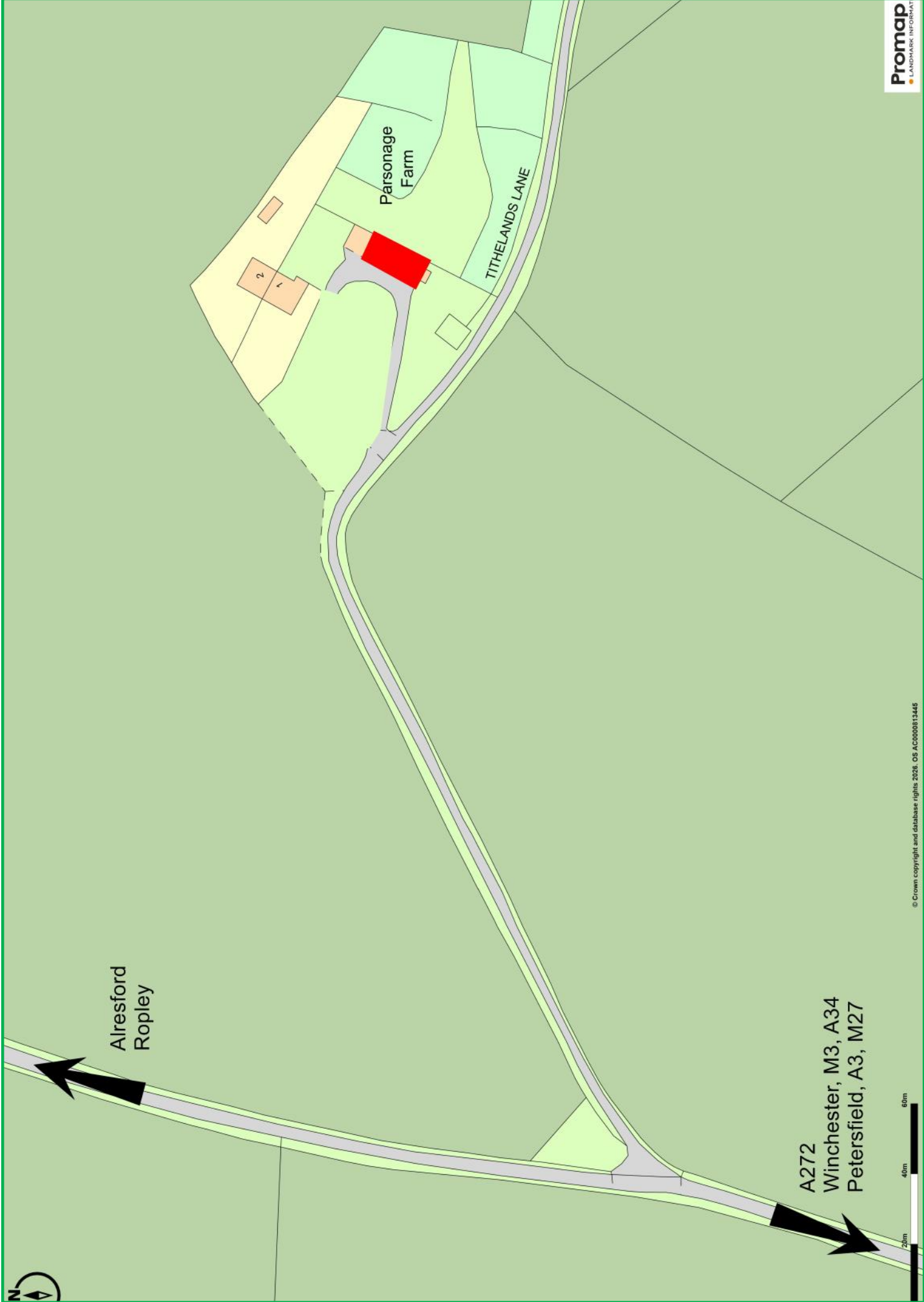
**OTHER TERMS:**

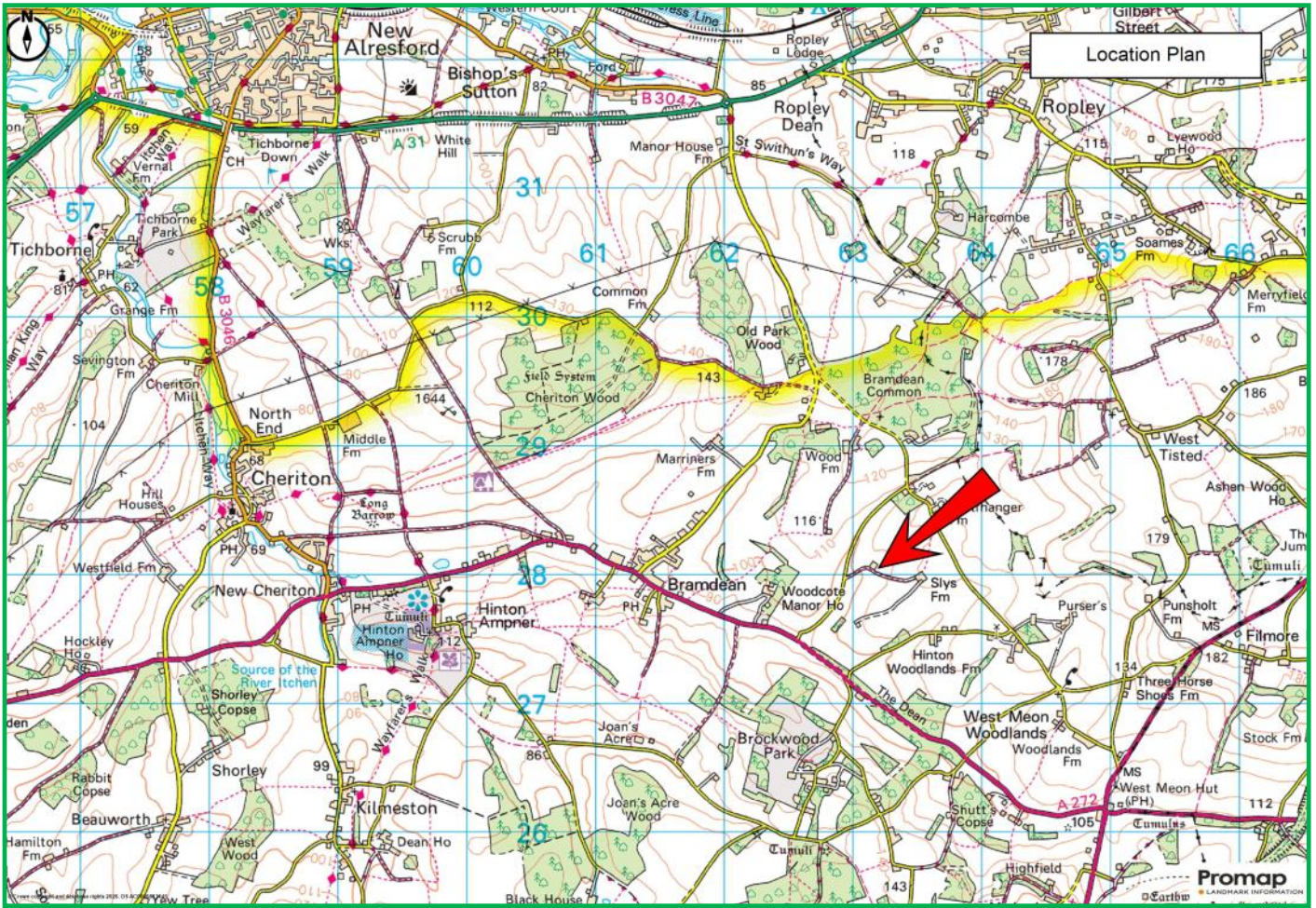
- i) The Lessee will pay a one-off contribution towards the Landlord’s Letting Agent fees of £750 plus VAT.
- ii) The Lease will be excluded from the security provisions of s24-28 of the Landlord and Tenant Act 1954.
- iii) The Landlord will insure the building but the Tenant will refund the premium and tax when advised.
- iv) The Lessee will be responsible for all outgoing including water, electricity, and rates.
- v) The Lease will be granted for an initial 2 year term with a break clause at the end of Year 1 for either party on 3 months written notice.
- vi) The rent will be reviewed at the end of each year to the Retail Price Index (RPI)
- vii) A Personal Guarantor will be required to guarantee the Lease if let to a company and all payments due.

**NOTES:**

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