

TO LET COMMERCIAL UNIT



The Bull Pens, The Bull Pens Manor Farm, Itchen Stoke, Alresford, SO24 0QT

- Flexible Rural Space • Available Immediately • Ample Outside Space

Approximately 2,765 sq.ft. (256.87 sq.m.) | Available as a whole or could be divided into two units

Attractive converted rural barn with flexible internal space and ample parking

£30,000 Per Annum

The Bull Pens, The Bull Pens Manor Farm, Itchen Stoke, Alresford, SO24 0QT

Available as a whole or as two units, The Bull Pens at Manor Farm is a sympathetically refurbished traditional barn with excellent access and parking facilities.

Currently configured for office use, the property benefits from CAT 5 cabling and high-speed broadband connectivity. However, its open-plan layout and flexible accommodation make it suitable for a wide range of alternative commercial uses, subject to any necessary consents.

The accommodation includes separate meeting rooms, WCs, and kitchen facilities on both floors, providing a practical and comfortable working environment. Externally, there is ample parking available beneath a separate open-sided barn, together with additional outside space.

Occupying a highly desirable and accessible location, The Bull Pens presents a wonderful opportunity to lease a characterful yet modern business premises.

Location

Located in the village of Itchen Stoke which is 6 miles east of Winchester and just 1 mile west of the Georgian Market Town of Alresford, this barn offers easy road access to the A31. From the A31 you can head north to Alton, Farnham and London, whilst heading south leads to the A34 and M3 at the Winnall roundabout.

Accommodation and Rent

The Bull Pens extend to approx. 2,765 sq.ft. (256.87 sq.m.) over two floors.

The rent is £30,000 per annum plus VAT for the whole. As two separate spaces the rent will be apportioned accordingly.

Business Rates

The rateable value of the Property is £32,250 per annum.

Business 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 reviews. The rent is exclusive of all outgoing and VAT and will be payable monthly in advance.

Legal Costs

Each party will be responsible for their own legal costs.

Local Authority

Winchester City Council
t 01962 840222
w winchester.gov.uk

Broadband

Broadband is available to the Property and is the responsibility of the tenant.

Energy Performance Certificate (EPC)

EPC rating - B

Directions

From Winchester head north on the A31 towards Alton taking the first exit towards Alresford at the roundabout. Take the second left towards Itchen Abbas and The Bull Pens can be found after 3/4 of a mile on the righthand side as indicated by the BCM Wilson Hill to let board.

Viewings

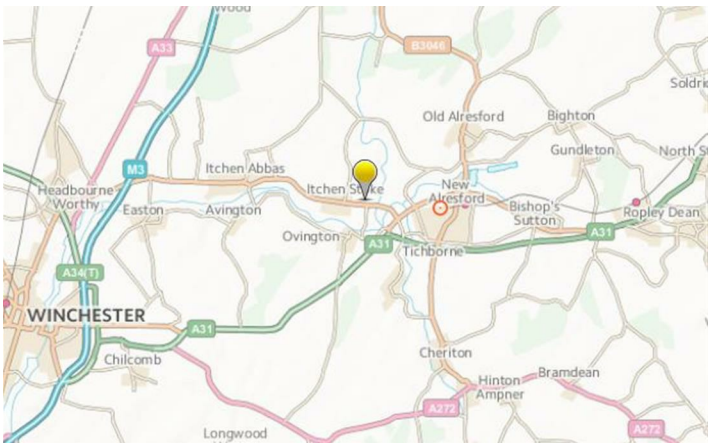
Strictly by appointment with BCM Wilson Hill

Louisa Watson Smith
t 01962 765075
e lwsmith@bcmwilsonhill.co.uk

NB: These particulars are as at August 2026

What 3 Words

///glides.outsmart.resonated



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.