

UNIT 1A, WALKERIDGE FARM

£975 PCM (+ VAT)



**Property**

Unit 1a, Walkeridge Farm

**Location**

Unit 1a at Walkeridge Farm is set on a working farm in North Hampshire with far reaching views across beautiful countryside, just North of the picturesque village of Overton. Walkeridge Farm is less than a 30 minute drive from Andover, Basingstoke, Winchester and Reading, with good road links to the A34 and the M3.

**Description**

The unit offers a large, open and flexible space, which would suit storage or light commercial uses. The unit benefits from steel portal frame construction, concrete floors, access through large roller shutter doors suitable for vehicles and a separately metered electricity and water supply.

The unit is available immediately.



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**Accommodation:**

Unit 1a consists of approximately 1,800ft<sup>2</sup> (168m<sup>2</sup>) of light industrial space and a small office area of 88ft<sup>2</sup> (8m<sup>2</sup>), the unit also benefits from generous outdoor space too.

**Rent:**

£11,700 plus VAT per annum paid monthly in advance (£975 plus VAT/month).

**EPC:**

Exempt.

**Utilities:**

The unit benefits from a separately metered electricity supply and mains water connection.

**Terms:**

The premises are available on flexible terms by arrangement.

**Business rates:**

The Local Council Reference is 00319663600011, the rateable value is currently £11,250, which qualifies for small business rates relief. Rates will be payable by the Tenant.

**Legal Fees & deposit:**

Tenant to pay 50% of Landlords legal fees.

A deposit equal to one and a half months rent is payable upon signing of the lease.

