

TO LET COMMERCIAL UNIT



Unit 2, The Former Dairy Broughton Down Farm, Nether Wallop, Hampshire, SO20 8DS

- Substantial workshop space • Stunning rural location • Good road connections

Overall 5, 281 sq.ft (490.60 sq.m) | Ample on site parking

£24,400 PER ANNUM

Unit 2, The Former Dairy Broughton Down Farm, Nether Wallop, Hampshire, SO20 8DS

Unit 2, The Former Dairy at Broughton Down Farm is a flexible commercial unit, extending to approximately 5,281 sq.ft. The Unit benefits from new 250 amp electricity connection. The unit is formed of steel portal frame construction, concrete floors, one roller shutter doors, with a WC to be installed.

The building is well placed in a discrete rural area with ample parking and beautiful countryside views. The current facilities at the property include water, a 250 amp three- phase electricity supply and high speed broadband.

Location

Broughton Down Farm is positioned approximately two miles south of the village of Nether Wallop and is located along the Stockbridge Road, A30.

Stockbridge 5.2 miles , Andover 9.6 , Salisbury 11.7 .

Accommodation and Rent

The unit extends to 5,281 sq.ft. (490.6 sq.m).

The Rent is £24,400 per annum plus VAT (£2,033.33 pcm plus VAT).

Business Rates

The Rateable Value for Unit is £89,000. This is shared with the neighbouring Unit and split accordingly.

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 rent 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.

Contact

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Local Authority

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Viewings

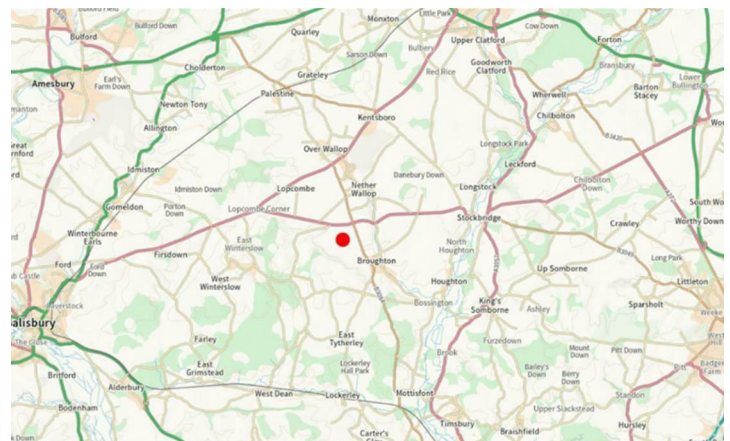
Strictly by appointment with BCM Wilson Hill.

Directions

From Stockbridge, head west on the A30 towards Salisbury, and continue straight when you reach the crossroads. Take the first left immediately after the crossroads and follow the track, Unit 2 will be the first building on your right hand side.

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