TO LET
COMMERCIAL UNIT

BCM Wilson Hill



Unit 19, Westover Farm Goodworth Clatford, Andover, Hampshire, SP11 7LF

- Beautiful rural location
- Flexible office/commercial space
- Existing rural business location
- Ample parking

Approximately 365sq.ft (33.08sq.m)

£10,000 Per Annum

Unit 19, Westover Farm Goodworth Clatford, Andover, Hampshire, SP11 7LF

Unit 19 comprises a compact, purpose-built modern business unit within an attractive courtyard conversion. The unit benefits from a WC and ample parking. Provides well-presented accommodation suitable for a range of business uses.

Location
Located at Westover Farm, near Goodworth Clatford, the property benefits from excellent road communications, being situated close to the A303 with convenient access to the M3 and A34. The unit is approximately 7 miles from Andover, 8 miles from Stockbridge and 15 miles from Winchester, providing a well-connected rural business location.

Accommodation and Rent
The office extends to 365sq.ft (33.08sq.m)
Rent £10,000 PAX, excluding VAT and all outgoings and will be payable quarterly in advance.

Service Charge
There is a yearly, fixed water charge of £350

Business Rates
Business Rates will be payable by the tenant to Test Valley Borough Council.

EPC
EPC - B

Legal Costs
Each party will be responsible for their own legal costs.

Local Authority
Test Valley Borough Council
t 01264 368 000 w testvalley.gov.uk

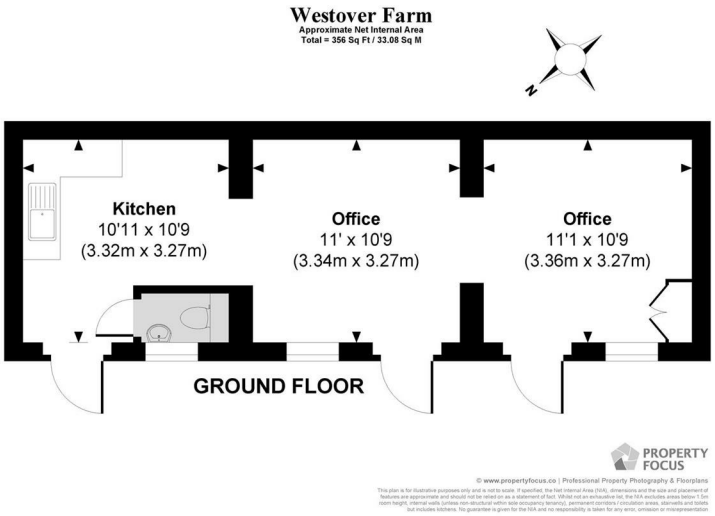
Terms
The premises are available on an internal maintaining and repairing lease for a term by arrangement and subject to regular rent reviews.
The rent is exclusive of all outgoings and VAT and will be payable quarterly in advance.

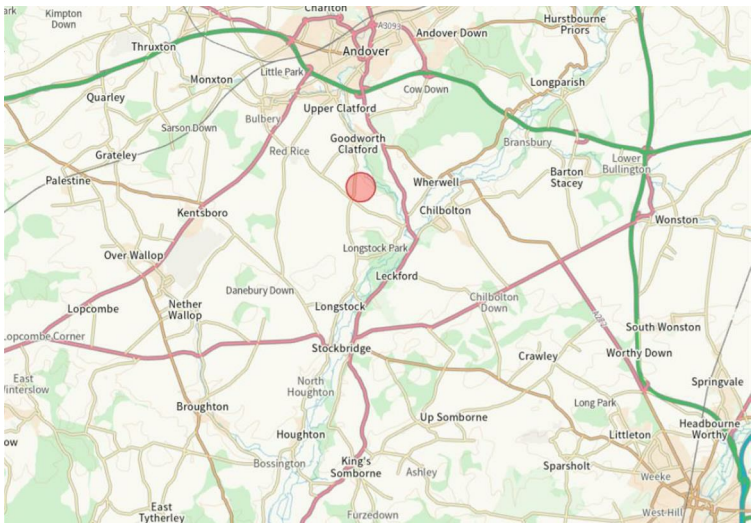
Contact
Ed Pettit-Mills
e epmills@bcmwilsonhill.co.uk
t 01962 763 900

Viewings
Strictly by appointment with BCM Wilson Hill.

Directions
From Stockbridge follow the A3057, Leckford Lane, north. Shortly after passing Leckford follow the road to the left as it turns into Romsey Road and then take the first left towards Fullerton. Follow Fullerton Lane and take the right hand turn at the cross roads onto Longstock Road. Take the first right and Westover Farm will be situated ahead.

What3Words
///walled.panel.oxidation





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.