

TO LET RURAL COMMERCIAL UNIT



Buildings at, Sutton Down Farm Winchester Hill, Sutton Scotney, Stockbridge, SO21 3NZ

- A variety of buildings suitable for a range of uses
- Rural location
- Excellent communication links
- Buildings ranging from 2,000 sq.ft to 10,800 sq.ft

**Rents ranging from £8,000 to £50,000 per annum (exc.
VAT)**

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A range of agricultural buildings available for commercial occupation at Sutton Down Farm, Sutton Scotney, offering flexible accommodation suitable for a variety of business, storage, distribution, workshop and light industrial uses, subject to any necessary planning consents.

The available accommodation comprises a range of buildings that can be configured to meet occupier requirements, with opportunities for the subdivision of existing buildings and the provision of additional space, subject to terms and availability. The flexibility of the accommodation makes it suitable for both established businesses and growing enterprises seeking adaptable premises in a well-connected rural location.

Description

A range of commercial buildings offering from 2,000 sq. ft to 10,800 sq.ft of secure storage space with further space available by negotiation.

The buildings are of steel portal frame with wide fronted access doors suitable for large vehicles, part concrete walls, part corrugated tin sheets, with a concrete floor. The space is not divided and the owner would be willing to undertake works to the space, or in conjunction with the tenant, subject to negotiation.

Situation

Sutton Down Farm is situated in an attractive rural location between Winchester and Sutton Scotney in the heart of Hampshire countryside. The property enjoys a private setting whilst benefiting from excellent accessibility to the A34, providing convenient links to Winchester, Newbury, Oxford and the wider motorway network via the M3. The nearby village of Sutton Scotney offers a range of day-to-day amenities including shops, public houses and a primary school, whilst the cathedral city of Winchester provides an extensive range of cultural, educational and leisure facilities together with a mainline railway station offering services to London Waterloo.

Accommodation and Rent

The units range from approximately 2,000 sq.ft to 10,800 sq.ft with the ability to be divided subject to negotiations.

The rents will range from £8,000 to £50,000 per annum dependant on the size and structure of the buildings.

Building A - 2,212 sq.ft

The Old Kennels - 2,350 sq.ft

The Grain Store - 10,890 sq.ft

The Grain Dryer - 9,700 sq.ft

Business Rates

Business rates will be payable by the tenant.

Services

There is three phase mains electricity on site and mains water to the site.

The services are sub metered and the responsibility of the tenant.

Local Authority

Winchester City Council

t: 01962 840222

e: customerservice@winchester.gov.uk

Legal Costs

Each party will be responsible for their own legal costs.

Terms

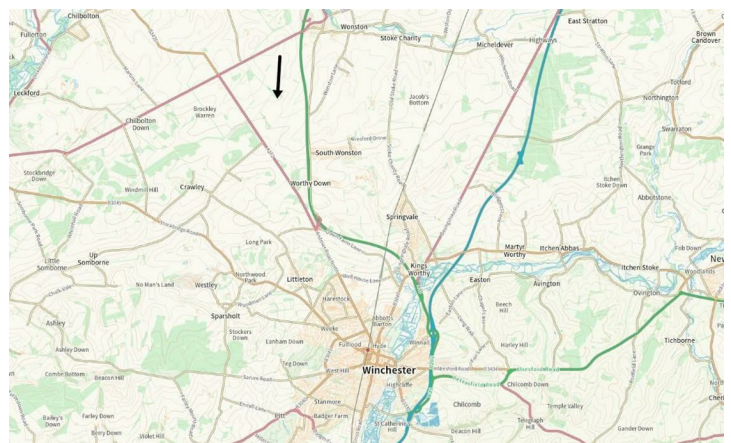
The premises are available on an internal maintaining and repairing lease for a term by arrangement. The rent is payable monthly in advance and exclusive of all outgoings and VAT.

Direction

From Winchester proceed north on the A34 and take the exit signposted Sutton Scotney/Wonston (A30). At the roundabout take the A30 towards Stockbridge and after approximately 0.8 miles turn left onto Winchester Hill. Continue along Winchester Hill for approximately 0.5 miles, where the entrance to Sutton Down Farm will be found on the left-hand side. Follow the private drive to the buildings.

Viewings

Strictly by appointment with BCM Wilson Hill.



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.