

TO LET COMMERCIAL UNIT



Unit 3, Long Barn Tufton Warren, Whitchurch, Hampshire, RG28 7RH

- Excellent road connections
- Situated within a picturesque environment
- Idyllic rural location

Attractive studio / Rural working space / Ample parking

The unit is set in a wonderful rural location with the opportunity to be based in a rural setting whilst retaining excellent road connectivity.

£7,250 Per Annum

Unit 3, Long Barn Tufton Warren, Whitchurch, Hampshire, RG28 7RH

Unit 3 Long Barn at Tufton Warren Farm offers open plan rural working space within an idyllic country location. The unit has excellent road connectivity and ample parking with access to a shared kitchenette area and WC facility.

Situation

Long Barn is set on the beautiful Tufton Warren Estate which is located within 5 miles of the market town of Whitchurch, situated within a picturesque setting with quick road access to the A34, being only 1.5 mile away. The A34 allows good connections to Winchester and Newbury, both within approximately 15 miles. Both towns offer various amenities and mainline railway services to London/Waterloo. The A3 is within 13 miles from the Units.

Accommodation and Rent

Unit 3 extends to approx. 44.55 sq. m (479 sq. ft)

The rent is £7,250 per annum.

The unit can also be available with Unit 4.

Business Rates

Rates will be payable by the tenant.

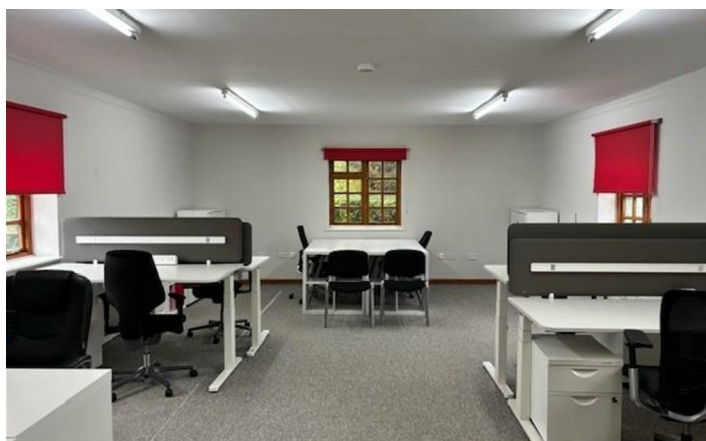
Services

The property has electric heating, shared WC and washing facilities.

The services are metered and payable bi-annually.

Local Authority

Basingstoke and Deane Borough Council
t: 01256 844844



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 included 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.

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 and subject to regular reviews. The rent is exclusive of all outgoings and VAT and will be payable monthly in advance.

The Units can be offered either furnished or unfurnished.

Direction

Exit the A34 northbound towards Whitchurch and continue to follow the signs to Whitchurch. Follow the road under the bridge and proceed, turn right at the Clock Barn, Tufton Warren sign. Follow the road for 1.5 miles and Long Barn will be located on your right hand side.

Viewings

Strictly by appointment with BCM Wilson Hill

Louisa Watson Smith

t 01962 765075

e lwsmith@bcmwilsonhill.co.uk

Sarah Orr

t 01962 765073

e sorr@bcmwilsonhill.co.uk

What 3 Words

///basics.classic.cheater

