

TO LET: FLEXIBLE RURAL SPACE



Unit 1, The Old Tractor Shed,
Pitt Hall Farm, Kingsclere Road, Tadley RG26 5RJ

Approximately 1,105 sq ft (10.265 sq m)

Excellent roads connections | Ample Parking | Rural Location

TO RENT ON FLEXIBLE TERMS

£ 10,000 per annum (plus VAT)

TO LET: FLEXIBLE RURAL SPACE

LOCATION

Pitt Hall Farm comprises an attractive yard of both agricultural buildings and former agricultural buildings. The units have been sympathetically converted and offer an aesthetically pleasing environment to work from and invite clients to. Unit 1 offer an excellent opportunity, suited to a range of businesses, to work in an idyllic location, without compromising excellent connectivity and local services. The Unit has been previously used as kitchen space, however would suit a range of alternative purposes.

Basingstoke 5.5 miles, Tadley 6.4 miles, Newbury 10.8 miles

DESCRIPTION

Unit 1 comprises one large open plan space, with a large area of storage space, a kitchenette and WCs. The unit benefits from three phase electricity, fast broadband connection and ample parking.



ACCOMMODATION AND RENT

The Unit extends to approximately 1,105 sq ft.

Rent £10,000 PAX excluding VAT and all outgoings.
Payable monthly in advance.

BUSINESS RATES

Business rates will be payable by the tenant. Small Business Rate Relief may apply.

TERMS

The premises are available on a flexible lease for a term by arrangement and subject to regular rent reviews.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred.

EPC

Rating B

CONTACT

Louisa Watson Smith t 01962 765 073
e lwatsonsmith@bcm.co.uk

Sarah Orr t 01962 765 075
e sorr@bcm.co.uk

LOCAL AUTHORITY

Basingstoke and Deane Borough Council
t 01256 844 844 w basingstoke.gov.uk

VIEWINGS

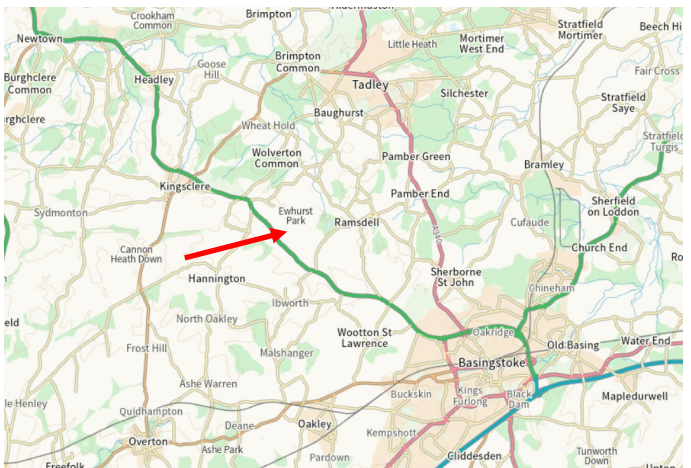
Strictly by appointment with BCM LLP.

DIRECTIONS

From Basingstoke, follow the A339 / Kingsclere Road north for approximately 3.4 miles and Pitt Hall Farm will be located the right hand side of the road.

From Tadley, follow Baughurst Road to Wolverton Townsend. When you reach the T junction, turn left onto the A339. Follow the A339 for approximately 1.6 miles

 **what3words** [///file.hairspray.examine](https://www.what3words.com/file.hairspray.examine)



Important Notice:

BCM LLP, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and BCM have not tested any services, equipment or facilities. Tenants must satisfy themselves by inspection or otherwise. Particulars prepared and photographs taken July 2024.

WINCHESTER

BCM, The Old Dairy, Winchester Hill, Sutton Scotney,
Winchester, Hampshire SO21 3NZ
T 01962 763 900 E info@bcm.co.uk

ISLE OF WIGHT

BCM, Red Barn, Cheeks Farm, Merstone Lane,
Merstone, Isle of Wight PO30 3DE
T 01983 828 805 E iow@bcm.co.uk

OXFORD

BCM, Sunrise Hill Yard, East Ilsley,
Newbury RG20 7LY
T 01865 817 105 E oxford@bcm.co.uk