

TO LET COMMERCIAL UNIT



Unit 1, Garston Farm Barn Coombe Road, East Meon,
Petersfield, GU32 1PB

- Beautiful Rural Location
- Impressive warehouse / storage space with ancillary offices

AVAILABLE TO RENT ON FLEXIBLE TERMS - AVAILABLE IMMEDIATELY AND EXTENDING TO
4,148 SQ.FT. - ALL ENQUIRIES WELCOME

£38,000 PER ANNUM (+VAT)

Unit 1, Garston Farm Barn Coombe Road, East Meon, Petersfield, GU32 1PB

Based in a rural farm location, this newly converted building offers approximately 4,148 sq.ft of excellent warehouse facilities with office space over two floors. This secure building would be an excellent choice for a multitude of business' offering ample parking for staff and visitors alike.

Accommodation & Rent

The unit extending to approximately 4,148 sq.ft

The rent is £38,000 (+VAT) per annum based on the above area

The rateable value for this property is £17,000, it is for the tenant to investigate their liability.

Location

Garston Farm Barn is located less than one mile west of the village of East Meon and approximately 5.7 miles west of the market town of Petersfield which has direct rail access to London within 1 hour 10 minutes. The Property is 16.5 miles north of Portsmouth. The Barn is located along Coombe Road within a rural area, with larger road links accessible 5 miles to the east on to the A3 at Petersfield and 3 miles north east onto the A272.

Terms

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



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.

Services

The unit offers single phased electricity which is sub-metered and re-charged to the tenant.

The unit offers a private water supply with a communal septic tank.

Viewing

Strictly by appointment with BCM Wilson Hill

Louisa Watson Smith

t 01962 763900 e lwsmith@bcmwilsonhill.co.uk

Rosie Brickell

t 01962 763900 e rbrickell@bcmwilsonhill.co.uk

Rates

The rateable value for this unit is £17,000.

Rates will be the responsibility of the Tenant.

Legal Costs

Each party will be responsible for their own legal costs.

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