

TO LET COMMERCIAL UNIT



Unit 5c, Home Farm, Petersfield Road, Ropley, Alresford,
SO24 0EF

Good communications | Overall 288 sq ft (27 sq m) | On site parking

TO RENT ON FLEXIBLE TERMS

£4,800 Per Annum

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Unit 5C has been built to a high standard and is a good compact office space, split over two rooms. It benefits from good broadband (5 Mbps), electric heating and CAT 5 cabling. In addition to the office space there is a self contained WC. Ample parking is available onsite

Location

Located less than 1 mile from the A31 and just 10 miles from J9 of the M3 and A34 the property is well positioned for easy motorway access. The office is 10 miles from Winchester, 10 miles from Petersfield and 22 miles from Southampton Airport.

Accommodation and Rent

Overall approximately 288 sq ft (27 sq m) at £4,800 per annum.

Rent is exclusive of VAT and utilities (water is included) with £55 per month electricity charge. No service charge is applicable.

Business Rates

Rates will be payable by the Tenant to East Hampshire Council. Small business rate relief may be available.

Terms

The premises are available from the end of March 2026 on an internal maintaining and repairing lease for a term by arrangement and subject to regular rent reviews.

The rent is exclusive of all outgoing and VAT and will be payable monthly in advance.

Legal Costs

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

Contact

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Local Authority

East Hampshire District Council
t 01730 266551
w easthants.gov.uk

Viewings

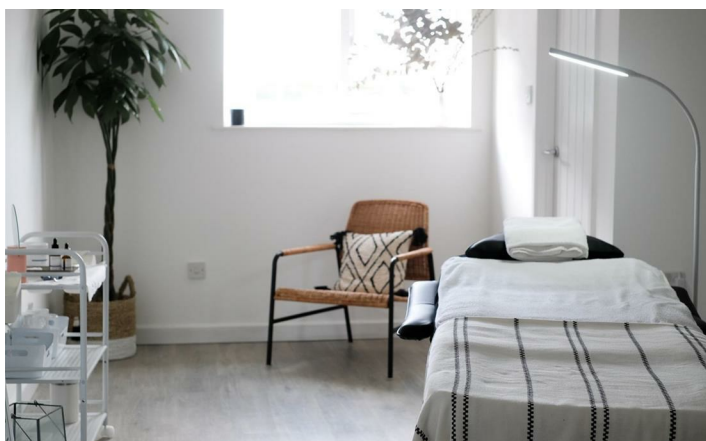
Strictly by appointment with BCM Wilson Hill

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Directions

From Winchester, head north east on the A31 signposted towards Alresford. Continue on the A31 past the turning to Alresford until you reach the village of Ropley. Just after the Shell Garage take the right-hand fork signposted Petersfield Road. Continue along for approximately a third of a mile and the entrance to Home Farm can be found on the right hand side.



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.