

# TO LET COMMERCIAL UNIT



The Old Barn Laverstoke Lane, Laverstoke, Whitchurch,  
Hampshire, RG28 7PG

- Flexible rural commercial space • Ample parking • Quiet rural location • Close connections to A34/A303

Approximately 7,825 ft<sup>2</sup> of space (727m<sup>2</sup>).

**£20,000 PER ANNUM**

# The Old Barn Laverstoke Lane, Laverstoke, Whitchurch, Hampshire, RG28 7PG

The Old Barn at New Barn Farm is a former agricultural building providing versatile accommodation suitable for a variety of uses (subject to any necessary consents). The unit benefits from mains electricity and water connections, together with LED lighting throughout. The accommodation includes a concrete floor, ample on-site parking, and a large door opening allowing vehicular access into the unit. Prospective occupiers should note that the unit is located within an active working farmyard and is in close proximity to residential dwellings.

## Location

The Old Barn is situated a rural location close to the Test Valley, offering a peaceful working environment while remaining conveniently located approximately 2 miles from the B3400. The A34 and A303 are both within 5 miles, providing excellent road connectivity. The unit is positioned within a working farmyard alongside nearby residential dwellings, offering a secure and well-overlooked environment. The cities of Winchester and Southampton are both nearby, located approximately less than 25 miles to the south.

## Accommodation and Rent

The Old Barn - 7,825 ft<sup>2</sup> (727 m<sup>2</sup>) - £20,000 per annum.

## Terms

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

## Viewing

Strictly by appointment with BCM Wilson Hill.

## Local Authority

Basingstoke and Dean Borough Council  
t 01256 844844 w [www.basingstoke.gov.uk](http://www.basingstoke.gov.uk)

## Business Rates

All outgoings to be paid by the incoming tenant.

## Legal Costs

Each party will be responsible for their own costs in respect of drawing up the Lease.

## Contact details

BCM Wilson Hill - 01962 763900

## Directions

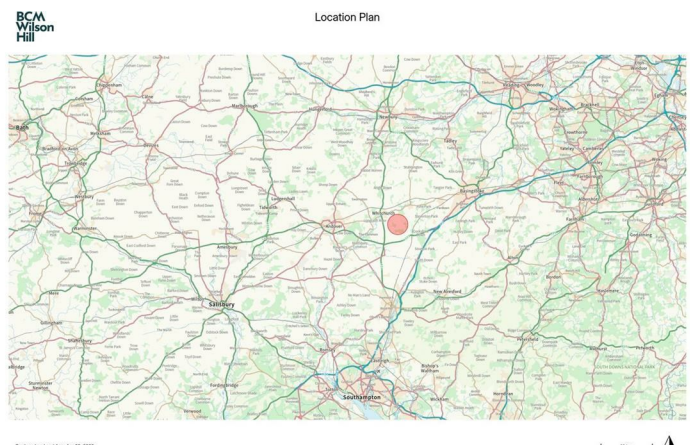
From Whitchurch, follow the B3400 for approximately 1.8 miles, then turn right on to Laverstoke Lane. Follow the road for approximately 1.8 miles and the property will be on the right hand side.

## What3Words

///partly.stuns.settle

## EPC

Not applicable.



### 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.