

TO LET COMMERCIAL UNIT



Office 2, Burcot Farm, East Stratton, Winchester, SO21 3DZ

- Wonderful rural location
- Excellent road access
- Good sized office / Studio space

Approximately 370 sq ft (34.37 sq m) | Ample on site parking

£6,000 PER ANNUM

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Unit 2 comprises a spacious open-plan office area that benefits from abundant natural light. Access is via a main entrance leading into a hallway, with a WC located at the rear of the unit.

The property includes generous on-site parking, with additional spaces available for visitors.

Location

Burcot Farm Offices are set within a pretty courtyard environment in a wonderful rural setting. The farm sits on the outskirts of the village of East Stratton with the newly refurbished Northbrook Arms at its centre. The larger town of Alresford is just 6 miles down the road. This versatile space offers the opportunity to work in a rural location without compromising excellent road connectivity. Winchester 7.9 miles, Basingstoke 12.2 miles

Accommodation and Rent

Overall approximately 370 sq ft (34.37 sq m) at £6,000 per annum.

Rent is exclusive of VAT and utilities. No service charge is applicable.

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.

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Viewing

Strictly by appointment with BCM Wilson Hill.

Legal Costs

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

Contact

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Directions

From the (Winnall roundabout, take the A33 north towards Basingstoke. After about 4 miles, turn right signposted Northington / The Candovers. Follow this road for roughly 2.5 miles, then turn left towards East Stratton / Micheldever. Continue for just under 1 mile, and Burcot Farm will be on your right.

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IMPORTANT NOTICE

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