

# TO LET COMMERCIAL UNIT



Breach Farm, Bighton, Arlesford, Hampshire, SO24 9SD

- Substantial workshop space with an Office
- Excellent rural location
- Opportunity for further buildings

Overall 7, 621.97 sq. ft (708.10 sq. m) | Ample on site parking

**£75,000 PER ANNUM**

# Breach Farm, Bighton, Arlesford, Hampshire, SO24 9SD

A modern and versatile commercial unit situated in an excellent rural location, comprising a large workshop or warehouse space to suit a range of uses.

Additional space is available including further workshop or storage space and modern ancillary office accommodation depending on requirements.

The property benefits from newly landscaped surroundings with ample parking and yard space. The rural setting provides a quiet working environment whilst being accessible to the surrounding road networks.

The site offers straightforward access and excellent security.

## Location

The property is situated in a quiet rural position within the parish of Bighton, close to the attractive market town of New Alresford, in the Winchester district of Hampshire. The surrounding area is characterised by rolling countryside and farmland, offering a peaceful setting whilst remaining accessible to local amenities.

New Alresford provides a good range of independent shops, cafés and services, with further facilities available in Winchester, approximately 7 miles to the west. The area benefits from good road connections via the A31, linking to Winchester, Alton and the wider motorway network.

## Accommodation and Rent

The Unit extends to approximately 7,622 sq. ft (708.10 sq. m).

The rent is £75,000 (+ VAT) per annum based on the above area.

There is potential for further space if required.

## Business Rates

The buildings rateable value is £26,000.

Business rates will be payable by the tenant.

## Services

Three phase mains electricity on site and mains water.

The services are sub metered and the responsibility off the tenant.

## Terms

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

## Legal Costs

Each party will be responsible for their own legal costs.

## Local Authority

Winchester City Council

t: 01962 840222

e: customerservice@winchester.gov.uk

## Directions

From Winchester, proceed east on the A31 towards New Alresford. Upon reaching Alresford, continue in the direction of Bighton/Bishops Sutton. Follow Bighton Road and Kiln Lane, towards Breach Farm and the Building will be found at through the private gateway and driveway.

## Contact

Strictly by appointment with BCM Wilson Hill

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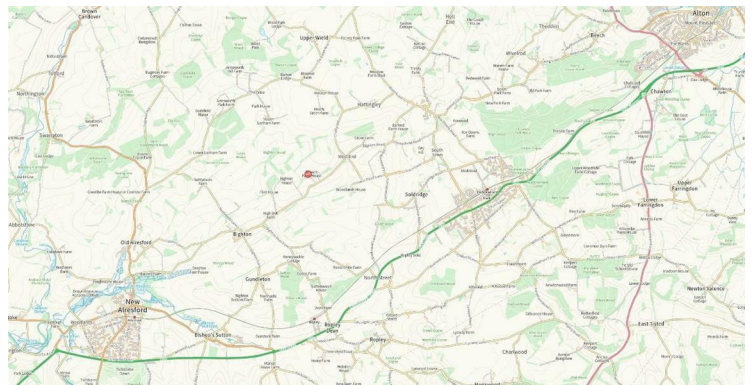
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## What3Words

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