

# TO LET COMMERCIAL UNIT



## The Grain Store at Warren Farm, Crawley Road, Crawley, Winchester, Hampshire, SO21 2PW

- Excellent road connections
- Large indoor storage space
- Opportunity for further outdoor space

Barn storage within a close proximity to Winchester

Available Immediately with further outdoor space available is required

**£45,000 Per Annum**

# The Grain Store at Warren Farm, Crawley Road, Crawley, Winchester, Hampshire, SO21 2PW

Based in a rural farmyard location, this commercial barn offers 7,500 sq. ft of substantial secure storage space with a two manual roller shutter doors and further outdoor space available by negotiation. Ideal for businesses seeking a cost-effective storage solution, this facility is perfectly suited for a variety of needs.

Offering easy access to major road connections, this secure buildings would be an excellent choice for either personal or business requirements. Equipped with mains electricity, the property also offers the potential for access to water by further negotiation. The barns are currently used as a grain store and are divided into two sides, however, the owner would be willing to discuss any works needed to make the unit suitable for your required use.

## Accommodation and Rent

The unit extends to approximately 7,500 sq.ft

The rent is £45,000 (+VAT) per annum based on the above area.

The grain store has the opportunity to be split into two Units with further outside space is available by negotiation.

## Business Rates

Business Rates will be payable by the tenant.

## Services

Three phase mains electricity available on site.

Water could be available by separate negotiation.

## 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 outgoing and VAT.

## Legal Cost

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 take the Andover Road and then at the roundabout go straight across to the A272 towards Stockbridge.

Take the first left turn onto Crawley Road, follow this road for approximately 0.8 miles and the barn will be found on your right just after Warren Farm Cottages.

## Viewings

Strictly by appointment with BCM Wilson Hill

Louisa Watson Smith

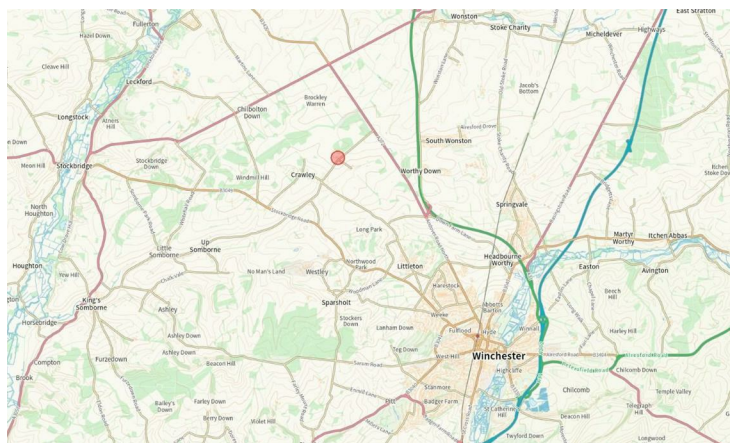
t 01962 763900 e lwsmith@bcmwilsonhill.co.uk

Rosie Brickell

t 01962 763900 e rbrickell@bcmwilsonhill.co.uk

## What 3 Words

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