TO LET
COMMERCIAL UNIT

BCM Wilson Hill

The Old Workshop, Westover Farm, Goodworth Clatford, Andover, Hampshire, SP11 7LF

• Beautiful rural location • Ample parking • Workshop/studio space

Sympathetically converted former agricultural building

1,065 ft² (98.90 m²) | flexible space | Idyllic location

£12,000 Per Annum

The Old Workshop, Westover Farm, Goodworth Clatford, Andover, Hampshire, SP11 7LF

The Old Workshop is a highly attractive former agricultural building suitable for workshop/studio space with a mezzanine level above. The property provides a WC and ample parking.

Location
Westover Farm is situated in close proximity to the picturesque market town of Stockbridge and provides an excellent opportunity to work in an idyllic rural location, without compromising excellent connectivity and local services.
Stockbridge 5 miles, Andover 5 miles, Winchester 14 miles.

Accommodation and Rent
The Unit extends to approximately 1,065 ft² (98.90 m²) and is available as a whole.
The Rent is £12,000 per annum plus VAT.

Business Rates
Business Rates will be payable by the tenant to Test Valley Borough Council.

EPC
Not applicable.

Legal Costs
Each party will be responsible for their own legal costs.

Local Authority
Test Valley Borough Council
t 01264 368 000 w testvalley.gov.uk

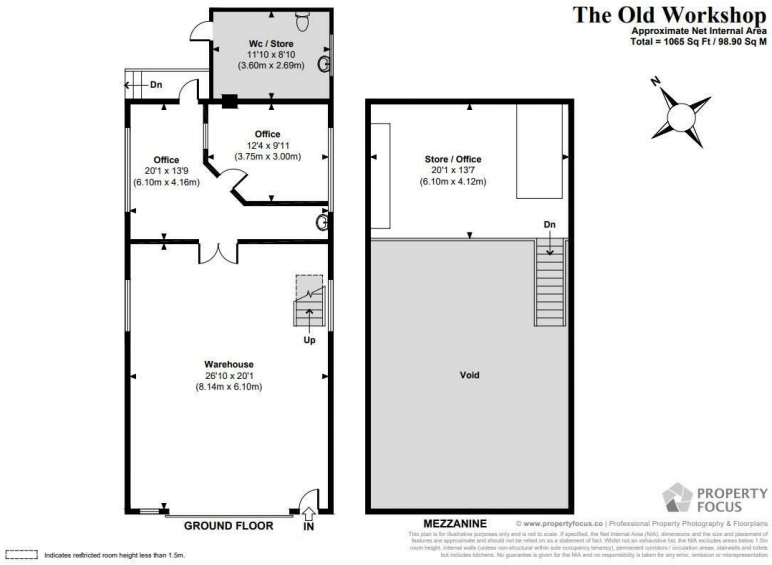
Terms
The premises are available on an internal maintaining and repairing lease for a term by arrangement and subject to regular rent reviews.
The rent is exclusive of all outgoings and VAT and will be payable monthly in advance.

Contact
Ed Pettit-Mills
e epmills@bcmwilsonhill.co.uk
t 01962 763 900
BCM Wilson Hill, The Old Dairy, Sutton Scotney, Winchester, Hampshire SO21 3NZ.

Viewings
Strictly by appointment with BCM Wilson Hill.

Directions
From Stockbridge follow the A3057, Leckford Lane, north. Shortly after passing Leckford follow the road to the left as it turns into Romsey Road and then take the first left towards Fullerton. Follow Fullerton Lane and take the right hand turn at the cross roads onto Longstock Road. Take the first right and Westover Farm will be situated ahead.

What3Words
///work.firelight.bravery



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.