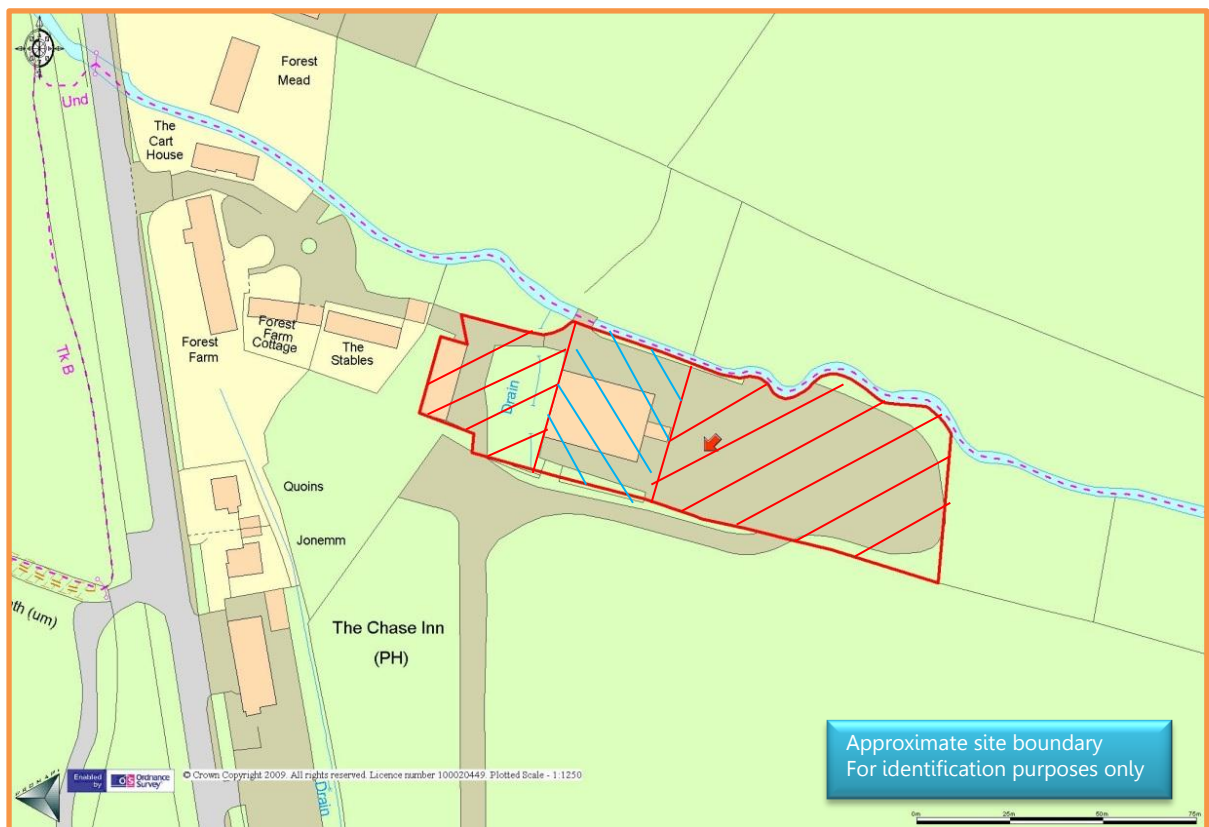


TO LET

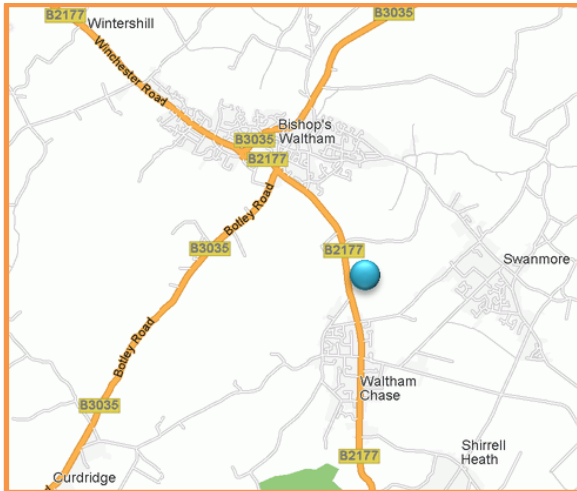
**STORAGE/WORKSHOP PREMISES & LAND
TOTAL APPROX. 1.34 ACRES**

**AVAILABLE AS A WHOLE OR IN THREE
SEPARATE LOTS**



**REAR OF FOREST FARM, WINCHESTER ROAD (B2177),
WALTHAM CHASE, HAMPSHIRE SO32 2LL**

LOCATION



The property is situated just off the Winchester to Wickham road approximately one mile south of Bishop's Waltham and six miles north of J10 of the M27 at Fareham and is accessed via a shared hardcore drive over open fields.

DESCRIPTION

The property comprises two steel frame and profiled steel clad buildings totalling approximately 7,066 sq. ft. on a secure enclosed site of approximately 1.34 acres mostly hard surfaced and suitable for open storage (subject to planning). We are advised that water and electricity (3 phase) are connected and that an operators licence for 10 vehicles has been obtained.

ACCOMMODATION

	(Gross external approximate area)
Building 1	5,380 sq. ft. on site of approx. 0.29 acres
Building 2	1,686 sq. ft. approx. on site of approx. 0.28 acres
Yard	Site area approx. 0.77 acres

RATING

Interested parties should make enquiries of Winchester City Council.

TERMS

New leases are offered for a term to be agreed.

Building 1	£13,500 per annum
Building 2	£10,500 per annum
Yard	£25,000 per annum
Buildings 1 & 2 + Yard combined	£45,000 per annum

PLANNING

We are informed by our client that the buildings benefit from B8 use (i.e. industrial storage, distribution and wholesale warehouse). Planning consent has been given for the conversion of Building 2 into office accommodation. However interested parties should make their own enquiries of Winchester City Council as to the existing planning uses.

VIEWING

Strictly by arrangement with Hellier Langston 01329 220111 or joint agents Ellis and Partners 01202 551821.