

UNIT C & UNIT D - LET

Grammarmarsham Farm Barns

Farleigh Wallop, Basingstoke, RG25 2HT

RURALLY LOCATED WAREHOUSE AND WORKSHOP UNITS

1,500 to 22,000 sq ft
(139.35 to 2,043.87 sq m)

- Unit A can be split to provide units from 1,500 sq ft
- 500 KVA power supply on site
- Generous yard and external storage available
- 5.4m clear internal height
- Water supply
- Not suitable for distribution use

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Summary

Available Size	1,500 to 22,000 sq ft
Rent	£10 per sq ft
Business Rates	N/A
Service Charge	N/A
EPC Rating	Upon enquiry

Description

The units available at Grammarsham Farm Barns are located in the heart of the Farleigh Wallop Estate, south of Basingstoke.

The available space will be split to create smaller individual units/workshops, which will also be refurbished to a high standard. The buildings are available with generous external loading areas, which have the potential to be fenced subject to negotiation.

Location

Grammarsham Barns are located 3.3 miles from Junction 7 and 5.5 miles from Junction 6 of the M3 motorway.

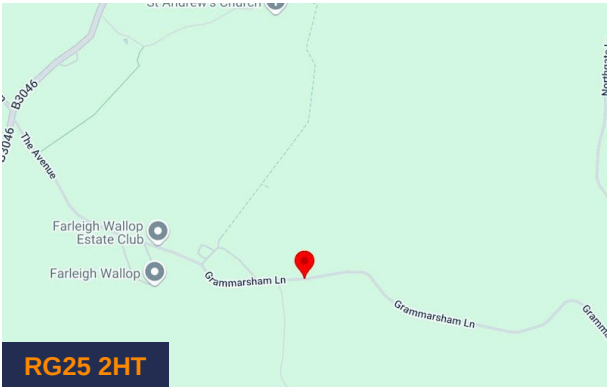
Accommodation

The accommodation comprises the following areas - ALL AREAS SUBJECT TO FINAL CONFIRMED MEASUREMENTS:

Name	sq ft	sq m	Availability
Unit - A1	6,000	557.42	Available
Unit - A2	8,000	743.22	Available
Unit - B1	2,000	185.81	Available
Unit - B2	1,500	139.35	Available
Unit - B3	1,500	139.35	Available
Unit - B4	1,500	139.35	Available
Unit - B5	1,500	139.35	Available
Unit - C LET TO PUNK PADEL	4,750	441.29	Occupied
Unit - D LET TO OAKFIELD CONSTRUCTION	4,750	441.29	Occupied
Unit - E	10,000	929.03	Available
Unit - F	1,000	92.90	Available

Viewings

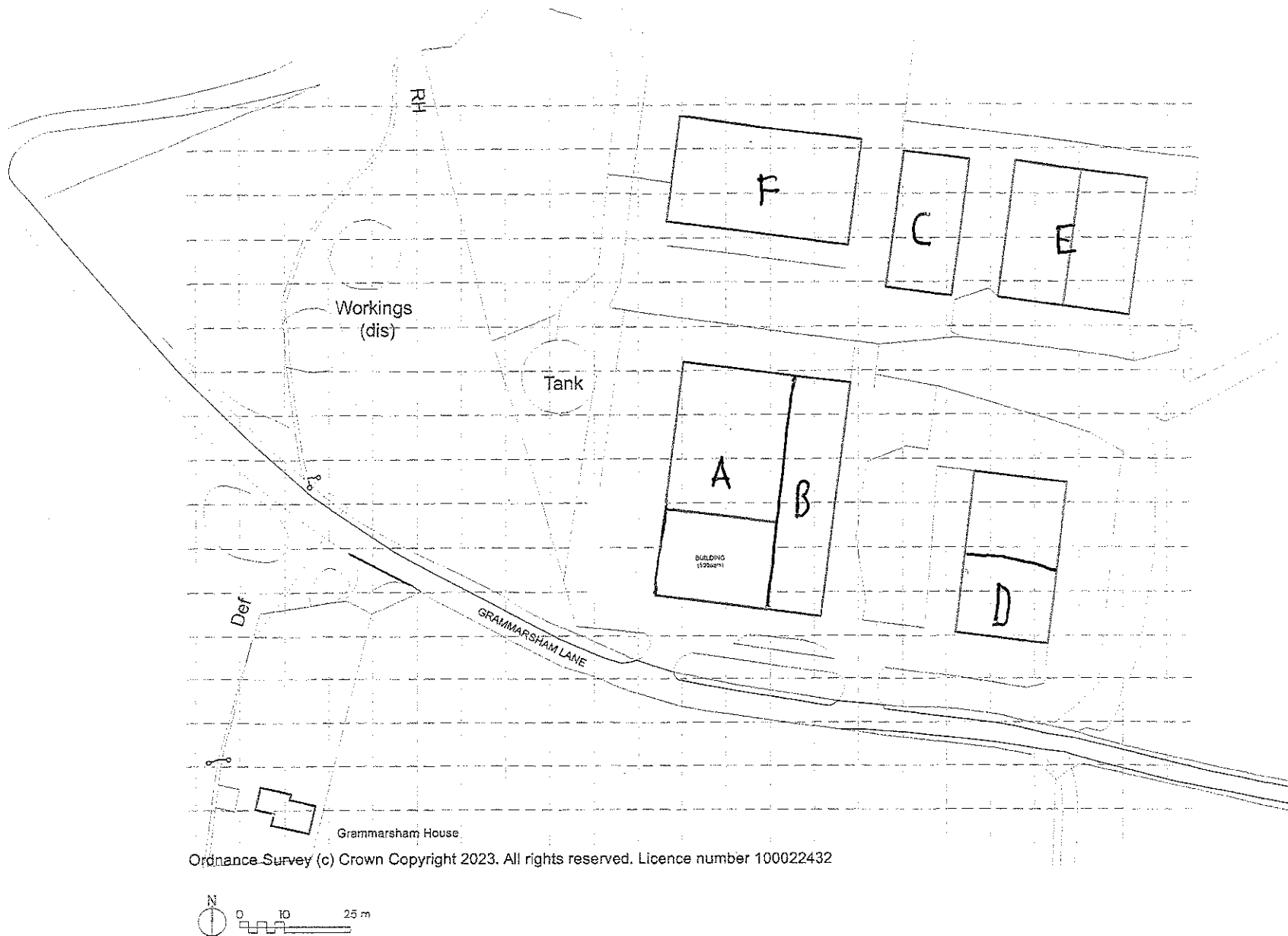
Strictly by appointment through the sole agents.



Viewing & Further Information



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GRAMMARSHAM LANE - SITE LOCATION PLAN / SITE PLAN

| DATE: 07.07.2023 | SCALE: 1:1250@A4 | DRWG: PO01 | CLIENT: FARLEIGH WALLOP ESTATE |