



**Unit 1 Upper Downgate Farm, Sandy Lane, Steep Marsh,
Petersfield, GU32 2BG**

Workshop / Warehouse & Storage

Summary

Tenure	To Let
Available Size	2,709 sq ft / 251.67 sq m
Rent	£15,000 per annum
Rates Payable	£6,112.75 per annum
Rateable Value	£12,250

Key Points

- Secure Rural Location with 24hr CCTV
- Large Loading Facilities
- Ample On-Site Parking
- Clear Open Span Accommodation



Description

The accommodation has been created out of a refurbished concrete portal framed building with blockwork construction with ample outside parking.

As part of the accommodation WC facilities are provided.

The property offers 3.9m to eaves, and a 3.5m wide electrically operated loading door.

The unit will be fitted with new LED lighting and already has the benefit of new translucent roof lights. The site is secured & monitored with 24 hour CCTV.

Location

The property is situated in a pleasant, easily accessible rural location approximately 4 miles north of Petersfield and a similar distance to the junction with the A272 and A3M although the north bound A3 is within approximately 1 mile of the property.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Unit	2,709	251.67	Available
Total	2,709	251.67	

Terms

Available on a new internal repairing & insuring lease for a term to be agreed at a rent of £15,000 per annum exclusive of VAT.

Business Rates

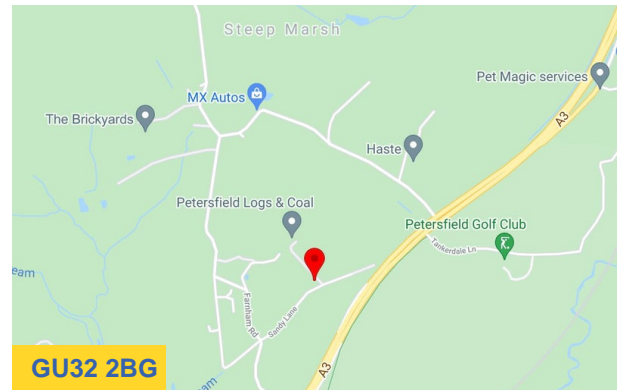
Rateable Value £12,250

You are advised to make your own enquiries in this regard with the local authority before making a commitment to lease.

Other Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Unless stated, all prices and rents are quoted exclusive of VAT



Viewing & Further Information

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