



**Barn 1** Sandhill Farm, Picketts Hill, Bordon, GU35 8TF

A good quality warehouse or workshop building set within a secure site.

**3,463 sq ft** (321.72 sq m)

- Shared Facilities
- Secure Location
- Option For Additional Space
- Flexible terms available

01256 578049

www.derwenthillside.co.uk

# Barn 1, Sandhill Farm, Picketts Hill, Bordon, GU35 8TF

#### Summary

Available Size	3,463 sq ft		
Rent	£2,800 per month		
Rates Payable	£6,736.50 per annum		
Rateable Value	£13,500		
Service Charge	N/A		
EPC Rating	EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand		



Barn 1 forms part of a complex of agricultural and commercial units. The unit benefits from 3 Phase power, water and and electric roller shutter door. There are shared W.C. facilities with in the compound which enjoys a secure perimeter.

The minimum eaves height is 5.6 meters and this rises to 8.6 meters.

### Location

Sand Hill Farm is located on the edge of Headley with good access to the A325 at the Kingsley junction. This provides good road connections to both the A3 and the A31 and thence the wider motorway network.

#### Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Unit - Barn 1	3,463	321.72	Coming Soon
Total	3,463	321.72	

#### Viewings

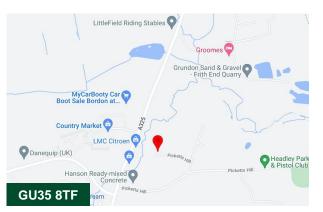
Strictly by appointment with the sole agent

Derwent Hillside - Matthew Seary - 07950 464618 - matthew@derwenthillside.co.uk

## Terms

The unit is available by way of a new lease, direct from the landlord, for a term to be agreed.

The landlord will also give consideration to a shorter term occupation by way of licence.







# Viewing & Further Information



# Matthew Seary 01256 578049 | 07950 464618 matthew@derwenthillside.co.uk

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