

OCCUPATION Q3 2022



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

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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

Description

Barn 1 forms part of a complex of agricultural and commercial units. The unit benefits from 3 Phase power, water and an electric roller shutter door. There are shared W.C. facilities within 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

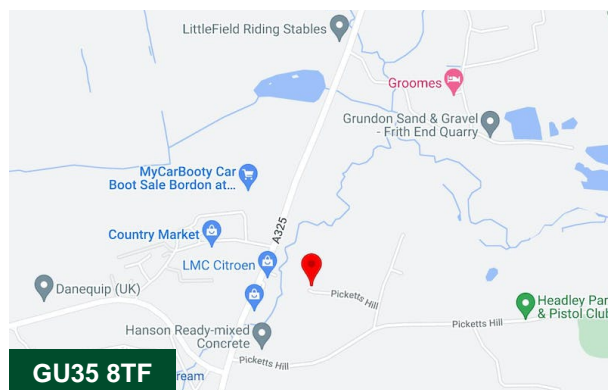
Strictly by appointment with the sole agent

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



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