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To Let - Storage



Unit 2, Upper Norton Farm, Norton, Winchester, Hampshire SO21 3QF

7,000 sq ft (650.30 sq m)

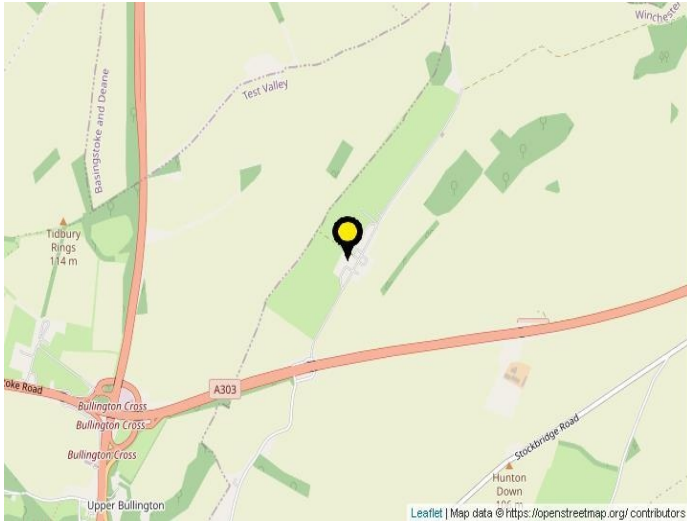
£56,000 per annum

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Location



Located just off the A303 with the A34/A303 junction within a mile. The M3 motorway is just a ten minute drive. Winchester is 10 miles to the south on the A34. Andover is just 9 miles west on the A303.

Description

Unit 2 Upper Norton Farm is an insulated air conditioned storage barn with concrete floor. There are 2 roller shutter doors for access which are 14 ft wide and 15 ft high. There is also 3 phase power. An optional 1,320 sq ft lean-to is also available. There is ample car parking. Not suitable for motor trade.

Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Total Area	7,000	650.3

EPC

NA

VAT

TBC

Legal Costs

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

Terms

A new FRI lease for a term by arrangement.

Business Rates

Interested parties should make their own enquiries directly with Winchester Borough Council.

Contact

Strictly by appointment with the Sole Marketing Agents:

Fergus Hodge
Basingstoke office
01256 327711

John Jackson
Henley-on-Thames office
Tel: 01491 571111
Email: commercial@simmonsandsons.com

Code for Leasing Business Premises

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website: [RICS](https://www.rics.org/uk/for-the-industry/commercial/leasing/)

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