



**SECLUDED STORAGE FACILITY**

## **Pitt Down Farm Barn (Rear), Farley Mount Road, Winchester, SO21 2JH**

**REFURBISHED WAREHOUSE BUILDING WITH B8 USE SET IN STUNNING  
SURROUNDINGS**

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	5,730 sq ft / 532.33 sq m
<b>Rent</b>	£7 per sq ft
<b>Business Rates</b>	To be re-assessed

### Key Points

- Approximately 7m eaves height
- Steel portal frame, re-clad with metal insulated cladding
- Stunning location
- Ideal for secure storage
- Secure gate and yard
- Less than 5 miles from J11 M3



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# Pitt Down Farm Barn (Rear), Farley Mount Road, Winchester, SO21 2JH

## Description

A recently refurbished warehouse set within secluded farmland. The unit is a steel portal frame structure over-clad in new steel cladding.

## Location

Approx. 3 miles south-west of Winchester, within stunning rural setting. The subject unit is situated off the Farley Mount Road between Pitt and Standon. Junction 11 of the M3 motorway is approximately 4.5 miles to the east.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Availability
Unit - Rear	5,730	532.33	To let	Available
<b>Total</b>	<b>5,730</b>	<b>532.33</b>		

## Specification

- 7 metre eaves height
- Full height loading doors
- Cladding
- Roof lighting
- High bay LED lighting
- Solid concrete floor
- Secure gate & yard area

## Terms

- Available on a new lease for a term to be agreed.
- Quoting rent £7 per sq.ft.

## Business Rates

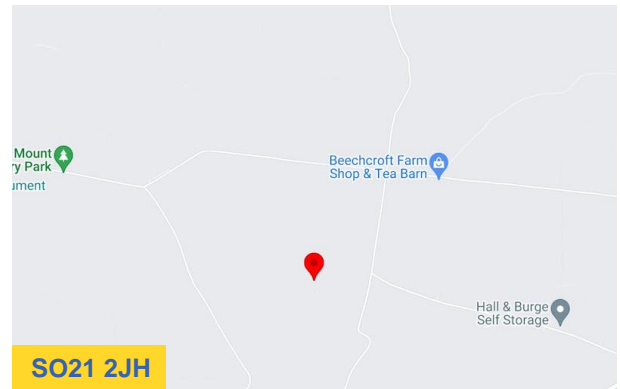
- Rateable value to be assessed.

You are advised to confirm the rates payable with the local council before making a commitment.

## 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

**Tom Holloway**

023 9237 7800 | 07887602603

tom@hi-m.co.uk

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