

FLEXIBLE TERMS OR INCENTIVE PACKAGE



Unit 3 Tidbury Farm, Bullington Cross, Winchester, SO21 3QQ

FLEXIBLE MODERN COMMERCIAL SPACE - Alternative Uses Considered (STP)

Summary

Tenure	To Let
Available Size	3,746 to 7,857 sq ft / 348.01 to 729.94 sq m
Rent	Rent on application
Rates Payable	£39,858 per annum
Rateable Value	£73,000
EPC Rating	B (49)

Key Points

- Available on a Floor by Floor Basis or as a Whole
- Self Contained
- Ample Parking 60 plus spaces
- Air Conditioning
- Located on the A34/A303 Junction
- Additional Space potentially available

Regulated by



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SOUTHAMPTON **023 8011 9977**

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Description

Unit 3, Tidbury Farm is a purpose built, air conditioned, modern commercial building offering predominantly open plan working space over two floors. Sited on a former dairy farm it benefits from ample parking and the peaceful environment typically associated with a rural location and has exceptional connectivity to the A34 / A303.

The commercial space is over two floors, which can be independently accessed and are separately serviced—with their own heating and cooling systems, WCs and kitchenettes. They are offered to let as a whole or separately.

The building is of steel portal frame construction and has two large car parks on site. The building has mains electricity, oil fired central heating, air conditioning and water from a private farm supply. Broadband is also available.

Location

Tidbury Farm is located immediately off the A34/A303 "Bullington Cross" junction with its own access road directly off the junction. As a result it offers unparalleled connectivity to central southern England. Winchester is approximately 10 miles to the south, Basingstoke 17 miles east and Southampton only 22 miles south of the site.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Office	4,110	381.83	Available
1st - Office	3,746	348.01	Available
Total	7,856	729.84	

Terms

Rent on Application

The premises are available on an internal repairing and insuring lease for a term to be agreed and subject to regular rent reviews. The rent is exclusive of all outgoing and VAT and will be payable monthly in advance.

Incentive – 12 Months Rent Free on a 5 Year Lease (Subject to Covenant Strength)

Maintenance of external garden and car park areas will be the responsibility of the tenant.

Additional Building

There is an additional agricultural building on site that is also potentially available if required, subject to obtaining the necessary planning permission for change of use if necessary.

Business Rates

Rateable Value £73,000 per annum for the whole building.

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

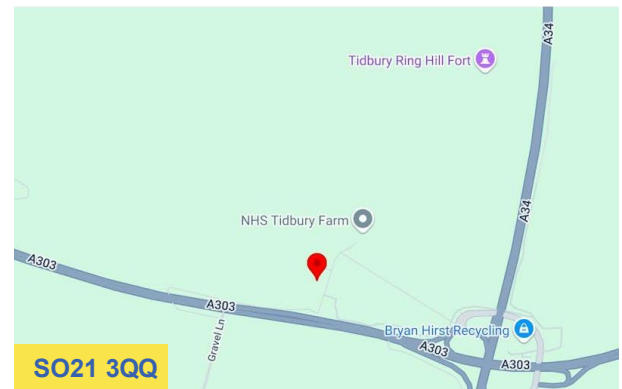
Other Costs

Legal Costs - Each party to be responsible for their own costs.

Service Charge - A fixed charge of £3,000 per annum, contributing to the cost of water and maintenance of a shared private drainage system is applicable.

Buildings Insurance will also be payable.

VAT - Unless otherwise stated all costs and rents are exclusive of VAT



Viewing & Further Information

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Unit 3 Tidbury Farm



A303

Bryan Hirst Recycling

A303

A30

Alfred's Castles

Paw Paddock - Bullington

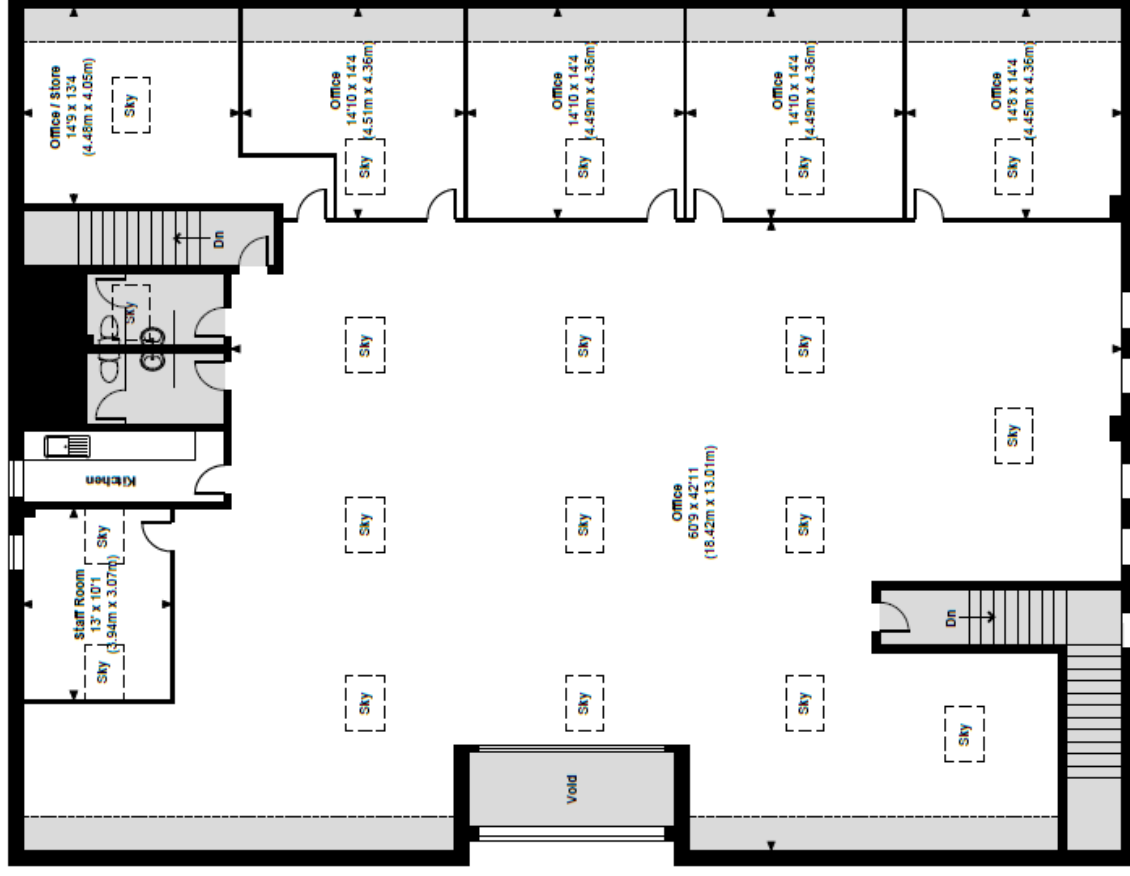
St Michael's and All Angels Church

River Deyel

BULLINGTON

Tidbury Farm

Approximate Net Internal Area
Total = 7167 Sq Ft / 665.84 Sq M



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This plan is for illustrative purposes only and is not to scale. If specified, the Net Internal Area (NIA), dimensions and the size and placement of features are approximate and should not be relied on as a statement of fact. Whilst not an exhaustive list, the NIA excludes areas below 1.5m room height, internal walls (unless non-structural within sole occupancy tenancy), permanent corridors / circulation areas, stairwells and toilets but includes kitchens. No guarantee is given for the NIA and no responsibility is taken for any error, omission or misrepresentation

Indicates restricted room height less than 1.5m.