



UNIT D - 5,425 SQ FT - LET

## Grammarmarsham Farm Barns

Farleigh Wallop, Basingstoke, RG25 2HT

### RURALLY LOCATED WAREHOUSE AND WORKSHOP UNITS

**3,500 to 21,220 sq ft**  
(325.16 to 1,971.40 sq m)

- The unit can be split to create 4 smaller units
- Unit E can be split to provide from 1,382 sq ft
- 500 KVA power supply
- Generous yard and external storage available
- 5.4m clear internal height
- Water supply
- Not suitable for B8 use

# Grammarsham Farm Barns, Farleigh Wallop, Basingstoke, RG25 2HT

## Summary

|                |                       |
|----------------|-----------------------|
| Available Size | 3,500 to 21,220 sq ft |
| Rent           | £9 per sq ft          |
| Business Rates | N/A                   |
| Service Charge | N/A                   |
| EPC Rating     | Upon enquiry          |

## Description

The units available at Grammarsham Farm Barns are located in the heart of the Farleigh Wallop Estate, south of Basingstoke.

The available space can be split to create smaller individual units/workshops, which can also be refurbished to a high standard. The buildings are available with generous external loading areas, which have the potential to be fenced subject to negotiation.

## Location

Grammarsham Barns are located 3.3 miles from Junction 7 and 5.5 miles from Junction 6 of the M3 motorway.

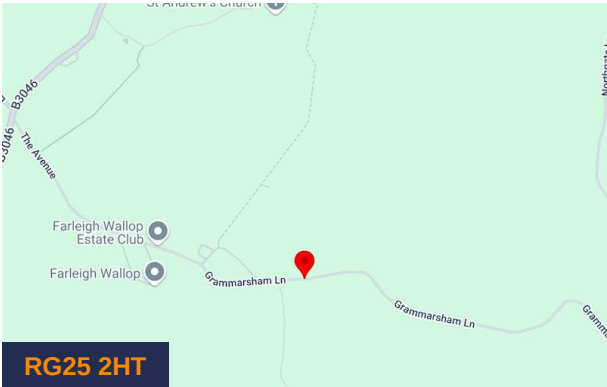
## Accommodation

The accommodation comprises the following areas:

| Name     | sq ft  | sq m     | Availability |
|----------|--------|----------|--------------|
| Unit - A | 11,000 | 1,021.93 | Available    |
| Unit - B | 3,500  | 325.16   | Available    |
| Unit - C | 6,720  | 624.31   | Available    |
| Total    | 21,220 | 1,971.40 |              |

## Viewings

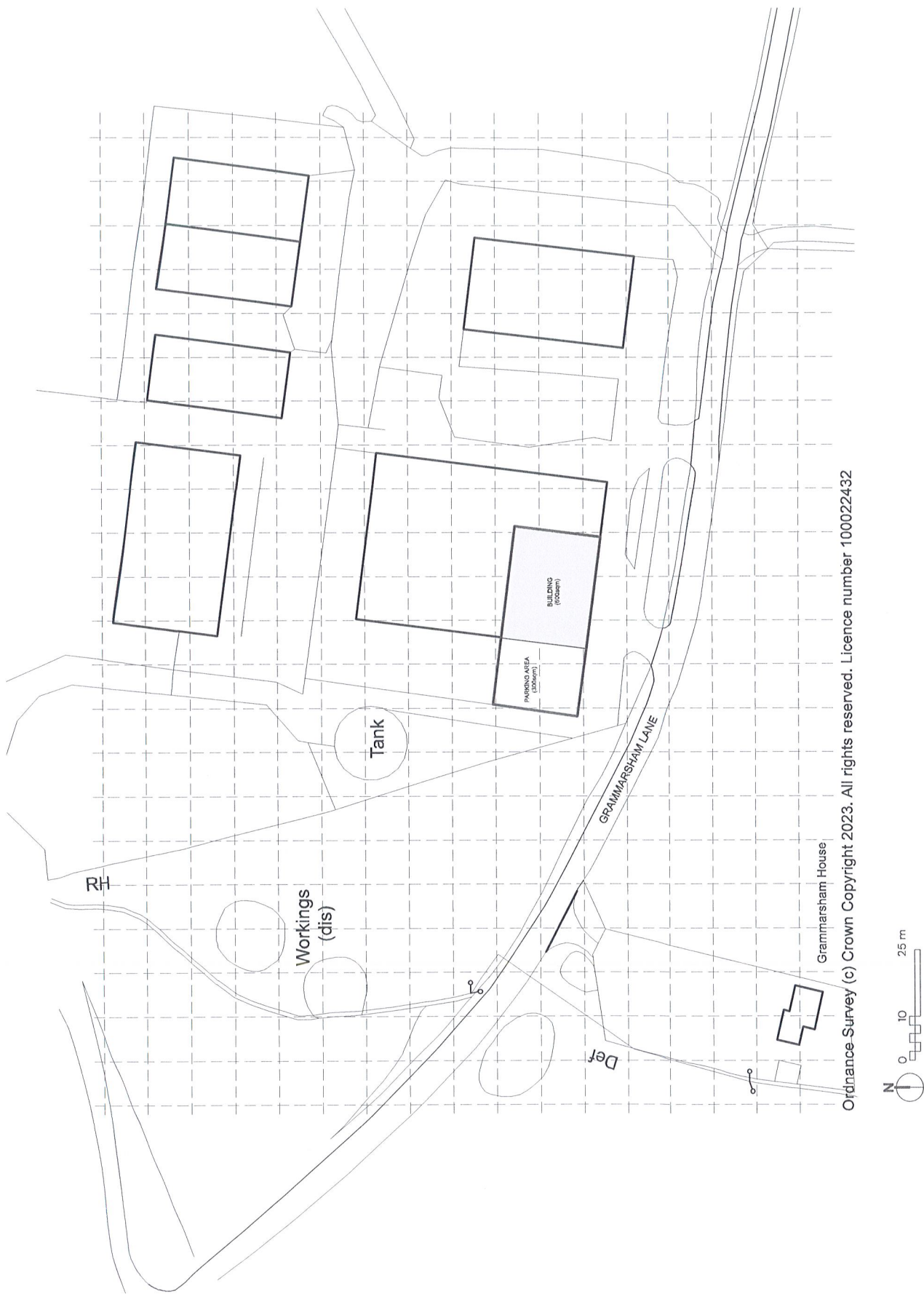
Strictly by appointment through the sole agents.



## Viewing & Further Information



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## GRAMMARSHAM LANE – SITE LOCATION PLAN / SITE PLAN

| DATE: 07.07.2023 | SCALE: 1:1250@A4 | DRWG: P001 | CLIENT: FARLEIGH WALLOP ESTATE |