

TO LET

Newly converted character offices arranged over ground and first floors with Net Internal Area of 87.53 m² (942 ft²)

- **Situated within the North Wessex Downs Area of Outstanding Natural Beauty**
- **Newly converted offices**
- **Benefits from superfast broadband**
- **6 allocated parking spaces available**
- **EV charging available**
- **EPC Rating of A**



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The Old Grain Barn, Selfs Farm, Facombe Estate, Facombe, Andover SP11 0DS

Location

The Property is located at Selfs Farm in the village of Facombe near Andover within the North Wessex Downs Area of Outstanding Natural Beauty. The surrounding area comprises of attractive countryside and farmland, alongside a mixture of farm buildings and some other small commercial properties.

The nearby market town of Andover lies approximately 9 miles to the south and offers a wide range of amenities as well as access to the A303, a major arterial road linking London to the West Country. Junction 8 of the M3 is situated around 16 miles to the east, providing excellent connectivity to Basingstoke, Winchester and Southampton. The nearest mainline railway station is located at Andover and provides direct services to Salisbury (20 mins), Basingstoke (18 mins) and Waterloo (just over 1 hour).

Description

The premises available comprise an end terrace building that has been newly converted to provide offices over ground and first floors. Internally, the space benefits from superfast broadband, air-conditioning, perimeter trunking, electric heating and double glazing throughout. There are male and female WCs on the ground floor and a kitchen on the first floor. Externally, the unit benefits from 6 allocated parking spaces and EV charging.

Accommodation

The offices extend to the following approximate floor area:

Floor	Sq ft	Sq m
GF	390	36.23
FF	552	51.30
TOTAL	942	87.53

The above measurements have been taken on a Net Internal Area (NIA) basis.

Tenure

A new lease is available for the unit on terms to be negotiated.

Rental

£14,500 per annum exclusive.

Rateable Value

£23,000.

Legal Costs

Each party to bear their own reasonable legal costs.

Services

We believe that mains electricity, gas and water are connected at the Property. The Property is connected to a private septic tank drainage system.

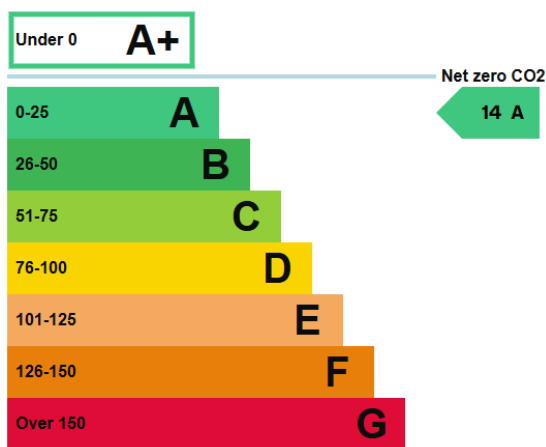
Carter Jonas have not checked whether the services in the property are in working order and it is the responsibility of the incoming tenants to satisfy themselves of this.

Viewing

By appointment with the sole agents:

Carter Jonas LLP

Energy Performance Certificate



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