
8,900 SQ FT (826.81 SQ M)

WELL-SPECIFIED, MODERN BUSINESS UNIT TO LET
INTEGRAL OFFICE EXTENDING TO 1,284 SQ FT (115.28 SQ M)



MEADOW BARN, NORTON FARM
SELBORNE ROAD (B3006)
SELBORNE, NEAR ALTON
HAMPSHIRE
GU34 3NB

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Residential / **Commercial** / Rural / Development / Auctions

LOCATION

Norton Farm is a rural business park situated approximately 3.5 miles to the south-east of Alton. A location map is best viewed through Google Maps by typing in the property's postcode GU34 3NB

Nearby Towns / Cities	Distances via main "A" roads
Alton	3.5 miles to the north-west
Basingstoke	14.7 miles to the north-west
Winchester	19.0 miles to the south-west
Guildford	22.7 miles to the north-east

DESCRIPTION

A well-specified, modern business unit of steel portal frame construction with composite profile steel cladding and partial concrete walls under a pitched sheeted roof. Externally, there is a good-sized forecourt which offers parking and space for loading and unloading.

ACCOMMODATION (Gross Internal Areas)

Warehouse /Production	7,652 sq ft (710.84 sq m)
Ground Floor Offices	624 sq ft (57.94 sq m)
First Floor Offices	624 sq ft (57.94 sq m)
Total Accommodation	8,900 sq ft (826.81 sq m)

SITE & UNIT FEATURES

- Integral office extending to 1,284 sq ft (115.28 sq m)
- Male and female toilets (DDA compliant)
- Tea point facility
- 6.0m warehouse eaves height
- Insulated electric roller shutter loading door - 4m (w) x 5.m (h)
- Insulated roof and walls
- Personnel door
- Smooth floated concrete floor (200mm steel reinforced)
- Connected to 3 phase power
- Low energy LED lighting

FIXTURES AND FITTINGS

The outgoing tenant's fixtures and fittings which include extensive quality warehouse racking, work benches, storage cabinets, an electric forklift and office furniture is available for purchase – further details on request.

TERMS

The unit is available to let upon a new full repairing and insuring lease for a term of 6 years with an upwards rent review at the end of the 3rd year. A minimum deposit equivalent to 3 months will be required. The lease will be excluded from the Security of Tenure Provisions of the Landlord & Tenant Act 1954 (Part II).

RENT

£78,600 + VAT per annum exclusive, payable quarterly in-advance.

ANNUAL ESTATE SERVICE CHARGE (2025/2026)

£800.00 + VAT

BUSINESS RATES (2025/2026 FINANCIAL YEAR)

The online advertised Rateable Value by GOV.UK is £53,000 (under postcode GU34 3HU). The Uniform Business Rate multiplier for 2025/2026 is 49.9p in the £ making the Rates Payable £26,447. Interested parties are advised to contact East Hampshire District Council verify the figures stated or alternatively, this information is available online through GOV.UK www.gov.uk/find-business-rates

ENERGY PERFORMANCE RATING

The property has been assessed and graded a Band C (62) energy performance rating. A certificate can be made available by email on request or downloaded online from GOV.UK website portal.

VIEWING ARRANGEMENTS

By appointment through Henry Adams Commercial www.henryadams.co.uk/commercial

CONTACT

Andrew Algar - Head of Commercial Property

01403 282 519

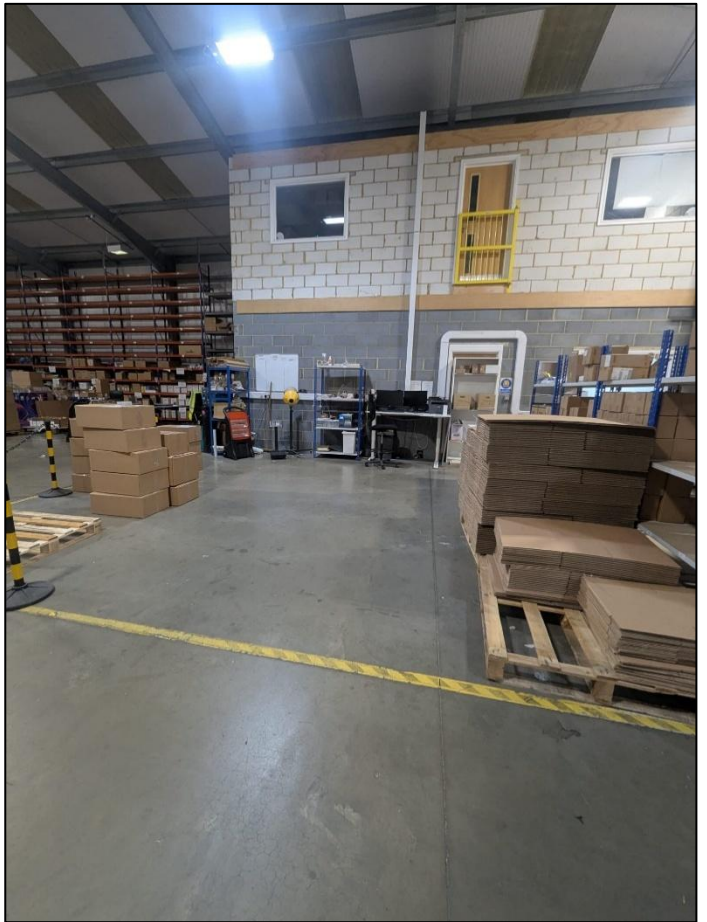
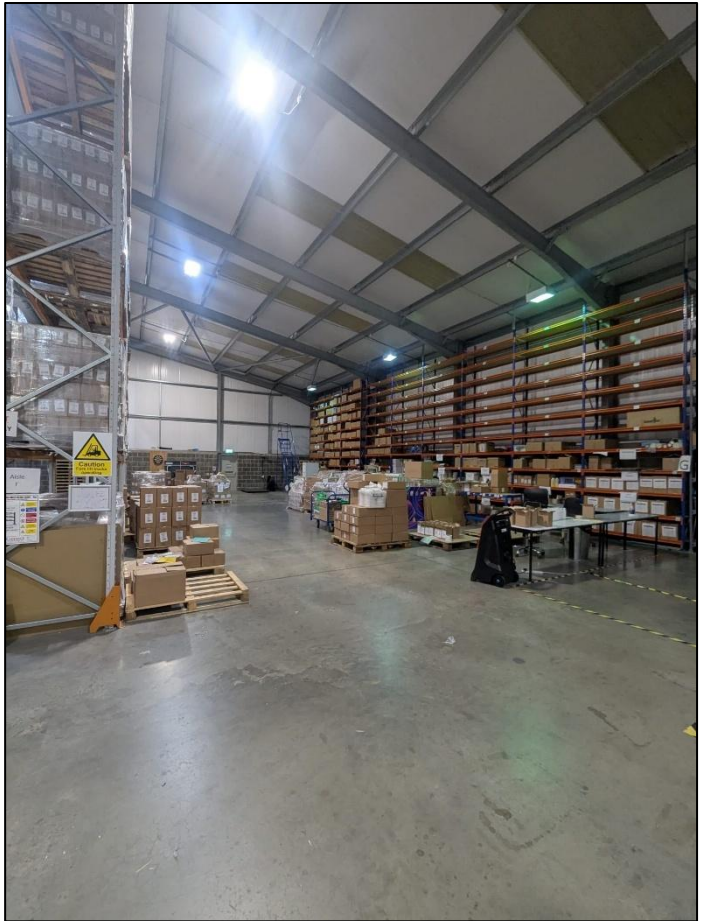
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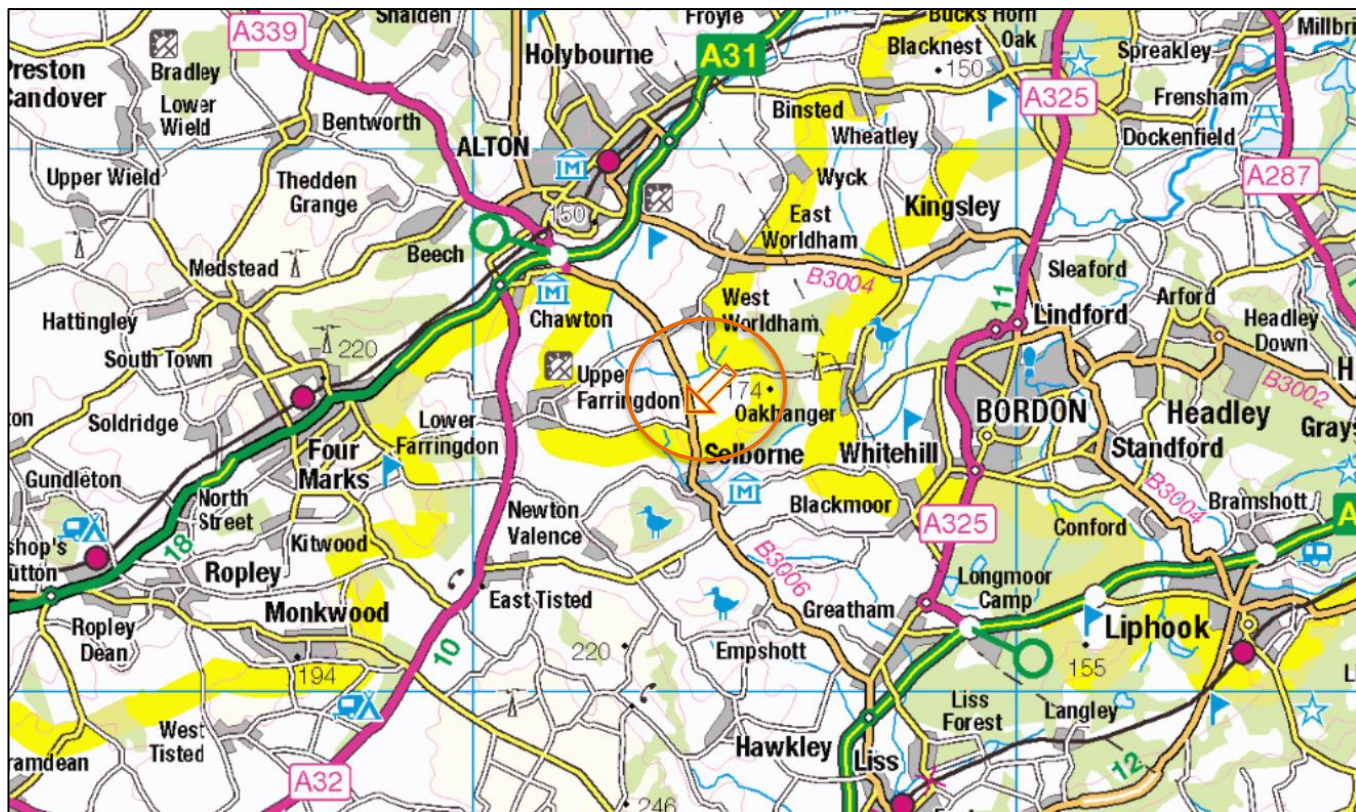
INTERNAL VIEW OF OFFICE ACCOMMODATION



INTERNAL VIEWS OF WAREHOUSE



LOCATION MAPS - NOT TO SCALE



Agent's Notice - We endeavour to make our particulars as accurate and reliable as possible. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Measurements, areas, plans and distances are approximate only. Photographs and computer-generated images show only certain parts and aspects of the property at the time they were taken or created. Neither Henry Adams HRR Commercial Ltd nor any of its employees has any authority to make or give any representation or warranty whatsoever in relation to the property. No undertaking is given as to the structural condition of the property or any necessary consents or the operating ability or efficiency of any service system or appliance. Intending purchasers or lessees must satisfy themselves with regard to each of these points. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.