

Trusted since 1802

HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

To Let - Land



Yard At Folly Farm, North Waltham, Basingstoke, Hampshire RG25 2BS

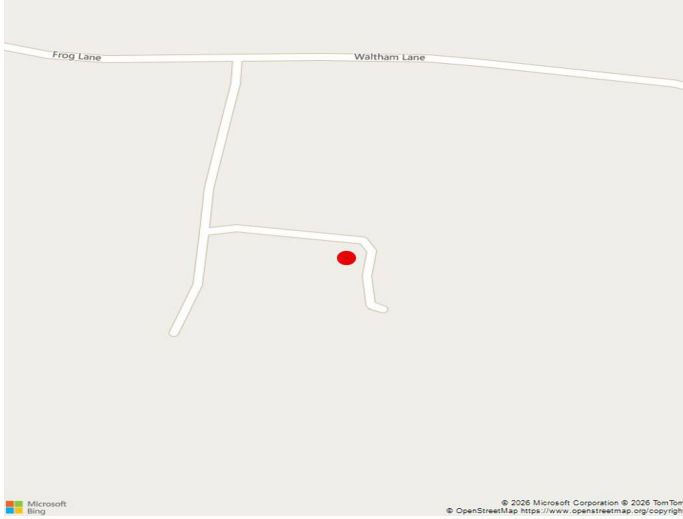
8,400 sq ft (780.36 sq m)

£12,600 per annum

SIMMONS & SONS

www.simmonsandsons.com

Location



Folly Farm is located off Waltham Lane, North Waltham, just a few minutes drive to the A33 and M3 motorway. Basingstoke is just 9 miles north east, Reading 25 miles north and Andover 16 miles east.

Description

Approximately 8,400 sq ft of open yard storage space.

There is no water or electricity on site, but available nearby and access can be arranged by separate negotiation.

This land is not available for storage of motor vehicles.



Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Open Yard Storage	8,400	780.36
Total Area	8,400	780.36

EPC

EPC not applicable.

VAT

VAT is not payable on this property.

Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

Terms

FRI Lease for a 3 year term.

Business Rates

This yard is not rated for Business Rates but the tenant would be responsible for these if it becomes rated.

Contact

Strictly by appointment with the Sole Marketing Agents:

John Strickland

Basingstoke office

Tel: 01256 327711

Email: jstrickland@simmonsandsons.com

Code for Leasing Business Premises

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website: [RICS](http://www.rics.org)

Simmons & Sons Surveyors LLP for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract or offer; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Simmons & Sons Surveyors LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

Sales

Lettings & Management

Commercial

Development

Rural

32 Bell Street
Henley-on-Thames
Oxon
RG9 2BH
T: 01491 571111

1 High Street
Marlow
Bucks
SL7 1AX
T: 01628 4843531

12 Wote Street
Basingstoke
Hants
RG21 7NW
T: 01256 840077

Peper Harrow
The Estate Office
Godalming
GU8 6BQ
T: 01483 418151