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# To Let - Storage



Unit 2, Upper Norton Farm, Norton, Winchester, Hampshire SO21 3QF

7,000 sq ft (650.30 sq m)

£56,000 per annum

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## SIMMONS & SONS

[www.simmonsandsons.com](http://www.simmonsandsons.com)

## Location



Located just off the A303 with the A34/A303 junction within a mile. The M3 motorway is just a ten minute drive. Winchester is 10 miles to the south on the A34. Andover is just 9 miles west on the A303.

## Description

Unit 2 Upper Norton Farm is an insulated air conditioned storage barn with concrete floor. There are 2 roller shutter doors for access which are 14 ft wide and 15 ft high. There is also 3 phase power. An optional 1,320 sq ft lean-to is also available. There is ample car parking.

## Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
<b>Total Area</b>	<b>7,000</b>	<b>650.3</b>

## EPC

NA

## VAT

TBC

## Legal Costs

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

## Terms

A new FRI lease for a term by arrangement.

## Business Rates

Interested parties should make their own enquiries directly with Winchester Borough Council.

## Contact

Strictly by appointment with the Sole Marketing Agents:

Fergus Hodge  
Basingstoke office  
01256 327711

John Jackson  
Henley-on-Thames office  
Tel: 01491 571111  
Email: [commercial@simmonsandsons.com](mailto:commercial@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](https://www.rics.org/uk/for-members/standards-and-guidance/code-of-practice-on-commercial-leases/)

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