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# To Let - Storage



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

12,040 sq ft (1,118.52 sq m)

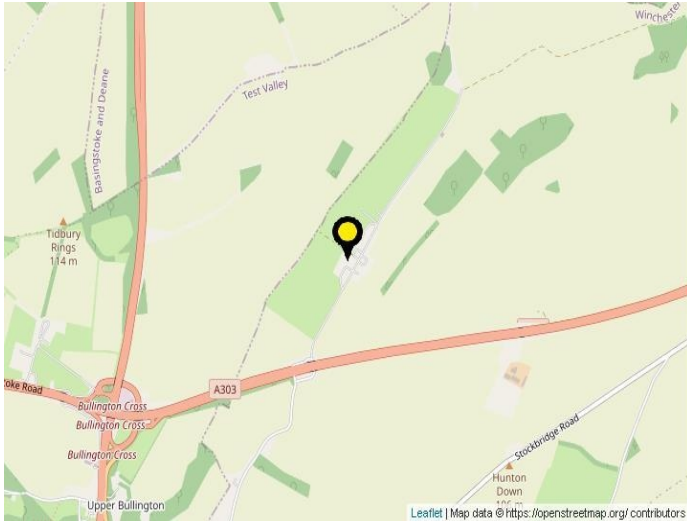
£96,000 per annum

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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 3 Upper Norton Farm is an insulated air conditioned storage barn, with concrete floor and roller shutter door for access, 14 ft wide x 15 ft high. There is also 3 phase power. Optional concrete hard standing available. There is ample car parking. Not suitable for motor trade.



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.

## Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Storage Unit 3	12,040	1,118.52
<b>Total Area</b>	<b>12,040</b>	<b>1,118.52</b>

## EPC

n/a

## 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 Business Rates Department.

## 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-the-public/code-of-practice-on-commercial-leases/)

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