

835 SQ FT (77.57 SQ M)
RURAL BUSINESS UNIT TO LET
SUITABLE FOR OFFICE/STORAGE & LIGHT INDUSTRIAL USES



****100% SMALL BUSINESS RELIEF RATES AVAILABLE****

UNIT 3, THE LONG BARN, NORTON FARM
SELBORNE ROAD (B3006)
ALTON
HAMPSHIRE
GU34 3NB

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

LOCATION

Norton Farm is a well-maintained 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

Formerly a dairy farm, Norton Farm has been converted into business space, mainly comprising of small offices, workshops and storage units.

ACCOMMODATION

Net Internal Floor Area 835 sq ft (77.57 sq m)

SITE & UNIT FEATURES

- 6x on-site car parking spaces
- Excellent natural light
- Aluminium double-glazed doors and windows
- Insulated roof
- Energy efficient LED lighting
- Male & female toilets
- Tea-point

We understand fibre optic broadband is available. We would advise interested parties speak to telecom providers directly to verify connection costs and tariffs.

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

£10,000 + VAT per annum exclusive, payable quarterly in-advance.

ESTATE SERVICE CHARGE

There is a nominal annual service charge of £100 + VAT payable for the upkeep of the estate. The service charge maybe subject to change from year to year.

BUSINESS RATES (2025/2026 FINANCIAL YEAR)

The online Rateable Value advertised by GOV.UK is £10,250. The Uniform Business Rate multiplier for 2025/2026 is 49.9p in the £ making the Rates Payable £5,114.75. There is currently an 100% Small Business Rates Relief is available on this property. 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 D (89) energy performance rating. A certificate can be made available by email on request or downloaded on-line from GOV.UK website portal <https://www.gov.uk/find-energy-certificate>

VIEWING ARRANGEMENTS

Strictly by appointment through SOLE LETTING AGENT'S
Henry Adams Commercial www.henryadams.co.uk/commercial

CONTACT

Andrew Algar – Head of Commercial Property

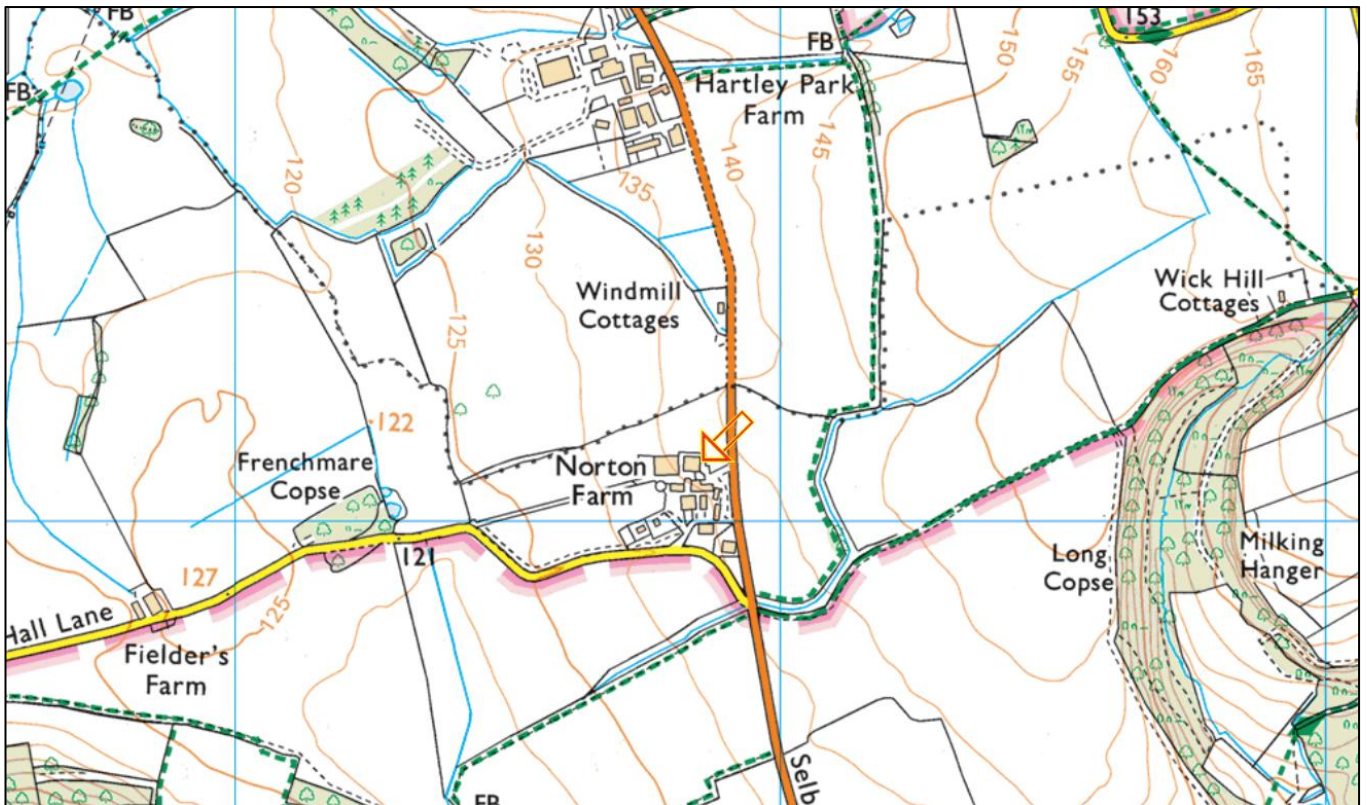
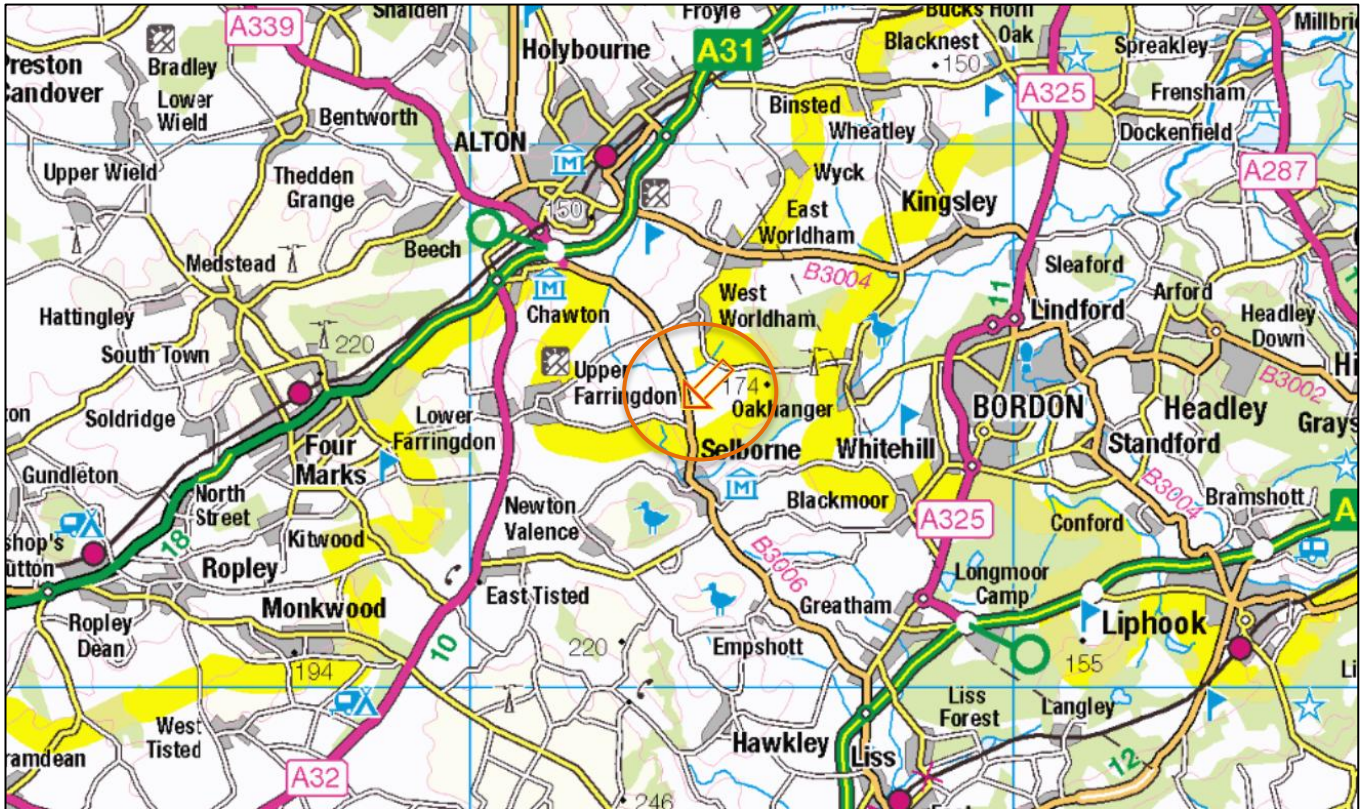
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LOCATION MAPS - NOT TO SCALE



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.