

4,020 SQ FT (373.47 SQ M)

A WELL-SPECIFIED, RURAL WAREHOUSE TO LET



INTEGRAL OFFICE ACCOMMODATION

**THE LONG BARN, UNIT 1 NORTON FARM
SELBORNE ROAD (B3006)
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

Formerly a dairy farm, Norton Farm has been converted into business space, mainly comprising of small offices, workshops and storage units. The subject property forms a mid-terraced unit of steel frame and concrete blockwork construction under a pitched sheeted roof. The dimensions of the unit measures approximately 11.8m (w) x 31.7m (l). The unit will be available to occupy from April 2026.

Kindly Note – the Landlord will not consider vehicle repairs/servicing.

ACCOMMODATION (Gross Internal Areas)

Warehouse (including offices)	4,020 sq ft (373.47 sq m)
Mezzanine Storage	368 sq ft (34.19 sq m)

SITE & UNIT FEATURES

- 8x on-site car parking spaces
- 4.4m warehouse eaves height
- Connected to 3 phase power (100 amps)
- Insulated roof
- Insulated, steel roller shutter loading door – 4.4m (w) x 4.0m (h)
- 3 internal offices
- Male/female/disabled 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

£34,000 + VAT per annum exclusive, payable quarterly in-advance.

ESTATE SERVICE CHARGE

This is currently £400 + VAT per annum.

BUSINESS RATES (2026/2027 FINANCIAL YEAR)

The property's business rates are currently under re-assessment.

ENERGY PERFORMANCE RATING

The property has been assessed and graded a Band D (85) energy performance rating. A certificate can be made available by email on request or downloaded online 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

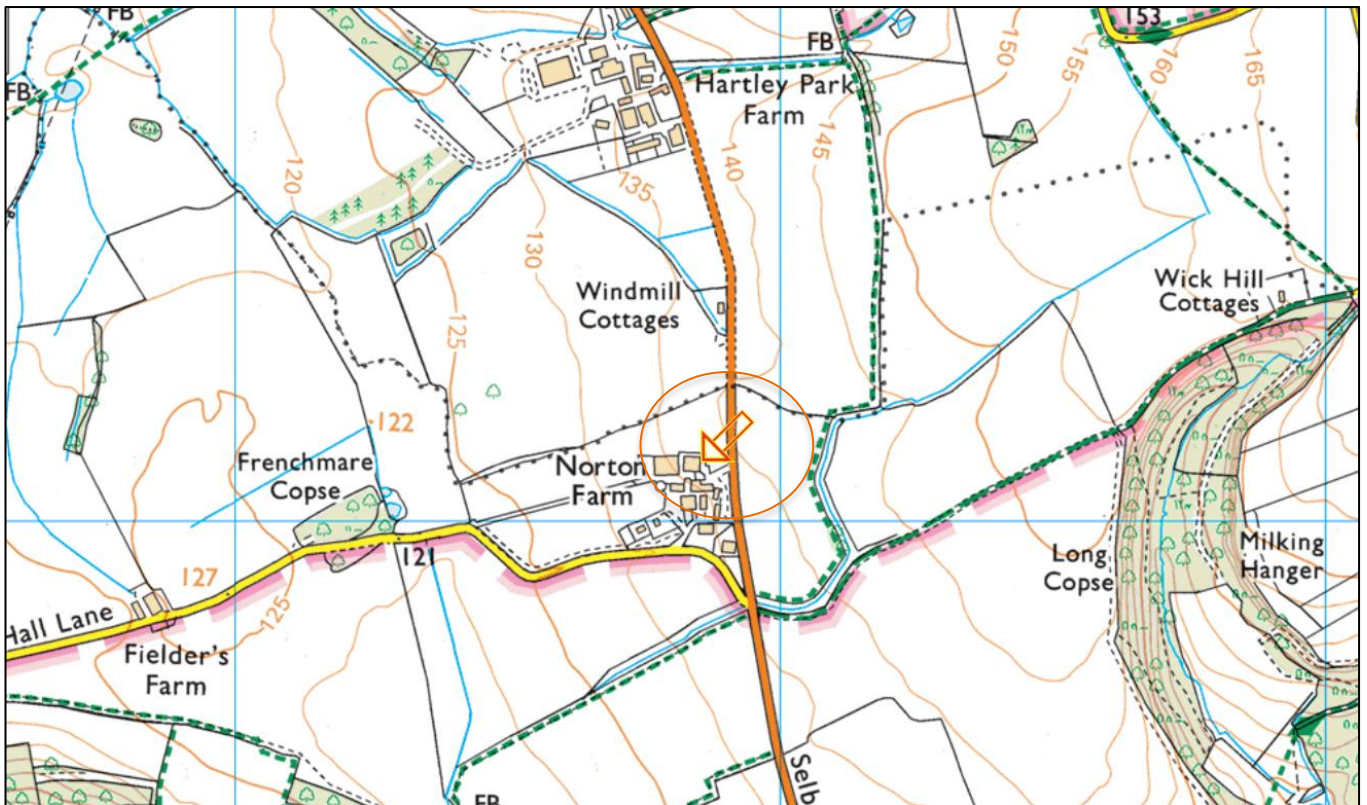
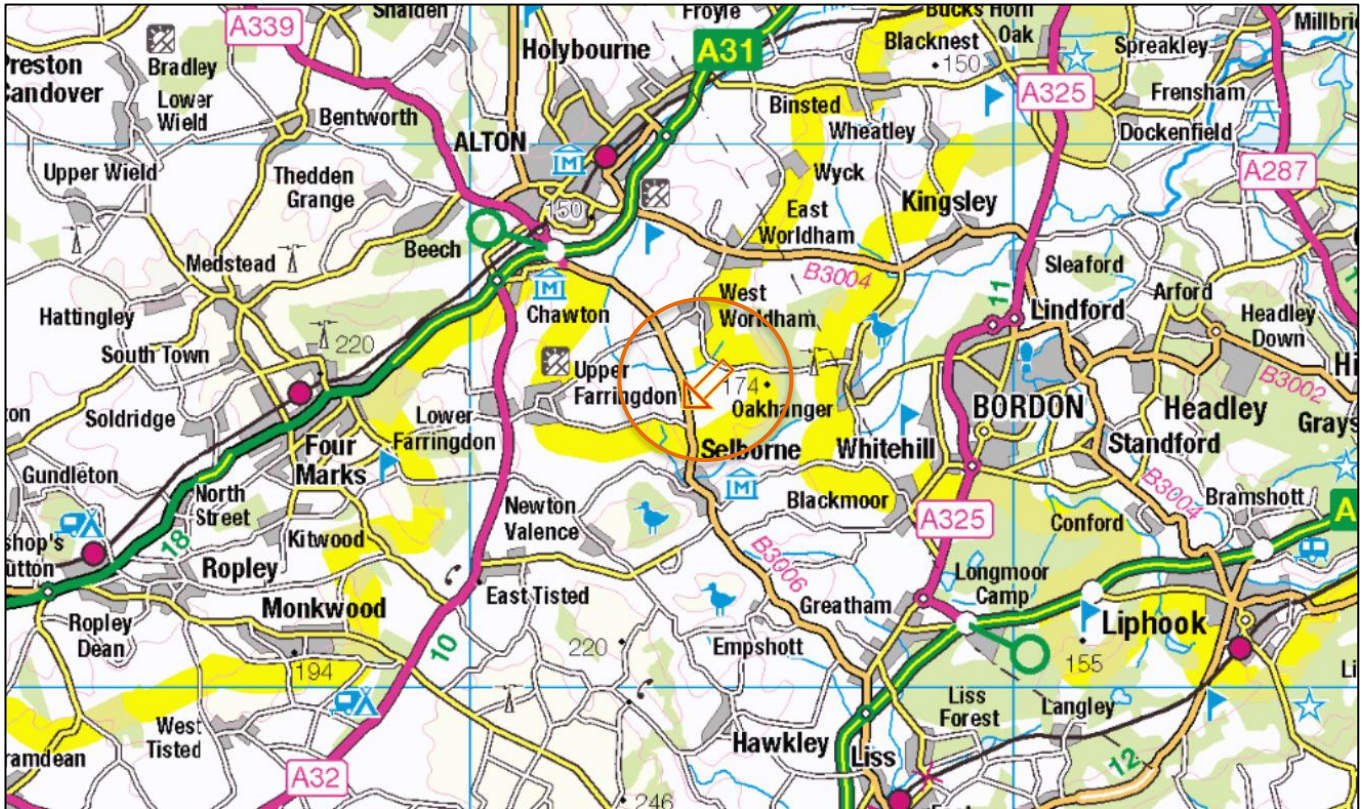
CONTACT

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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.