

# GRADE II LISTED WORKSHOP/STORAGE WITH OFFICES

## TO LET

3,985 sq ft (370 sq m)



### The Old Grainstore, West End Farm, Upper Froyle, Alton, GU34 4JR

- SUPERB BARN CONVERSION IN PLEASANT RURAL SURROUNDINGS
- SUITABLE FOR SHOWROOM TYPE BUSINESS
- 2.5 MILES TO ALTON TOWN CENTRE & 7 MILES TO FARNHAM
- CLOSE PROXIMITY TO THE A31
- MINIMUM OF 10 CAR SPACES PLUS LOADING CAPABILITIES



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Camberley GU15 3YY  
Tel: +44 (0)1276 682055

#### **Southampton**

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Southampton SO15 2EY  
Tel: +44 (0)2380 330442

#### **Winchester**

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SO23 9EH  
Tel: +44 (0)1962 607080

[info@londonclancy.co.uk](mailto:info@londonclancy.co.uk)

**Commercial Property  
Consultants**

**Chartered Surveyors**

**LOCATION**

Upper Froyle is located 2.5 miles north east of Alton on the north side of the A31 (Winchester/Alton/Farnham). Farnham is approximately 7 miles to the north east on the A31. The Hen & Chicken Inn Public House is located on the north side of the A31 and signpost to Upper Froyle/Treloar School. On entering Upper Froyle, as the road bears round to the right, turn left, leading into West End Farm complex.

**DESCRIPTION**

The property comprises a substantial timber frame brick and tiled barn incorporating exposed beams, with good natural light from glazed side elevations.

The building is currently internally sub-divided with a full height storage/workshop area of approximately 138 sq m (1,493 sq ft), 4.8m to the lined suspended ceiling, with male and female WCs and kitchen.

Double doors lead to a workshop area with a mezzanine office above, accessed by internal stairs on the south east elevation. Floor to ceiling height under the office mezzanine is 2.4m (7ft 10in).

The office area is carpeted with suspended fluorescent lighting and has a glazed full height window overlooking the ground floor production/storage. Loading is provided by wooden doors to the side (2.0m wide x 3.1m high).

There is a part private foul drainage system and 3 phase electricity supply. Broadband is available on site.

**ACCOMMODATION**

Workshop/storage	3,248 sq ft (302 sq m)
Office	737 sq ft (68 sq m)
<b>Total GIA</b>	<b>3,985 sq ft (370 sq m)</b>

**NB.**

It would be feasible to increase the office content to reflect, say, approx 50% of the total floor area.

**TERMS**

The unit is available on a fully repairing and insuring lease on terms to be agreed.

**RENT**

£27,500 per annum exclusive of VAT and other outgoings.

**RATES**

We have been informed that the rateable value is £15,500, reflecting rates payable of £7,099 (2012-2013).

**LEGAL COSTS**

Each party are to be responsible for their own legal costs.

**VIEWING**

Strictly by appointment with the joint sole agents, please contact:-

**RUSSELL WARE  
LONDON CLANCY**



**01256 462222**

[russellware@londonclancy.co.uk](mailto:russellware@londonclancy.co.uk)

**POPPY LANGDON-DOWN  
SAVILLS**



**01962 834036**

[pldown@savills.com](mailto:pldown@savills.com)

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# Energy Performance Certificate

## Non-Domestic Building



The Old Grain Store  
West End Farm  
Upper Froyle  
ALTON  
GU34 4JR

**Certificate Reference Number:**  
0810-0832-2939-2096-3002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient



.....Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**61**

This is how energy efficient the building is.

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

### Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	537
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	30.09

### Benchmarks

Buildings similar to this one could have rating as follows:

**21**

If newly built

**56**

If typical of the existing stock

### Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.