## 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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**Commercial Property Consultants** 

**Chartered Surveyors** 

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

- 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 7miles 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.

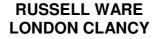
Double doors lead to a workshop area with a mezzanine office above, accessed by internal stairs on the south east elevation. Floor to ceiling height under the office mezzanine is 2.4m (7ft 10in).

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.

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

- 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:-





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POPPY LANGDON-DOWN

SAVILLS

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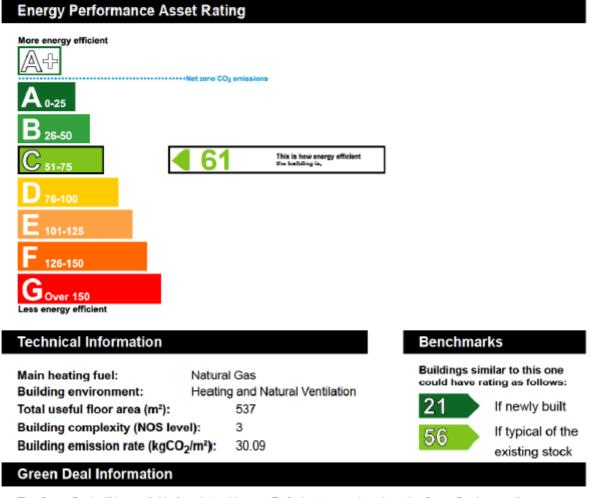
### **Energy Performance Certificate**

HMGovernment

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.



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.