

Call **01635 255501**  
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Properties in West Berkshire and North Hampshire

**Brunsdn**  
ASSOCIATES 

THE WORKSHOP & "BIG BARN"  
THE WOODYARD  
STOKE HILL  
STOKE  
NEAR ANDOVER  
SP11 0LT



**RANGE OF GOOD WORKSHOP/STORAGE UNITS – TO LET  
ON NEW LEASES**

**IDEAL FOR CAR ENTHUSIASTS**

**FROM 953 SQ FT (88.5 SQM) TO 2,976 SQ FT (276 SQM)**

## THE PROPERTIES

Two adjacent units available separately or together with possible further space available.

The units offer good eaves height and on site parking. 3 phase available.

## DIRECTIONS

Leave Newbury on the Andover Road and at Hurstbourne Tarrant turn left by The George & Dragon Public House for St. Mary Bourne. After 1.5 miles you enter Stoke and turn right signposted "Smannell". Climb the hill and the entrance to the properties will be found on the left hand side.

## THE WORKSHOP

Main Area 715 sq ft plus mezzanine  
238 sq ft - £800 pcm

## "BIG BARN"

Approximately 1,717 sq ft Workshop/Stores plus 306 sq ft offices - £1,200 pcm

## TERMS

New lease minimum 12 months terms. General terms to be agreed.

## BUSINESS RATES

Not rated at present.

## VAT

Not applicable at this time.

## SERVICE CHARGE/INSURANCE

TBA

## VIEWING

By strict appointment please with the Sole Agents

**Brunsdon Associates**

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