



## Unit 1 Lower Oxenbourne Farm, Harvesting Lane, Oxenbourne, GU32 1QR

### Detached Office Building

#### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	3,400 sq ft / 315.87 sq m
<b>Rent</b>	£25,000 per annum
<b>Rates Payable</b>	£6,400 per annum
<b>Rateable Value</b>	£12,500

#### Key Points

- Attractive Rural Location
- Internal Managers Office & Storage
- EPC Rating: B (49)
- On-site Parking & Loading
- Well Presented Offices with Air Con

# Unit 1 Lower Oxenbourne Farm, Harvesting Lane, Oxenbourne, GU32 1QR

## Description

Detached former agricultural building of steel frame construction with brick and block elevations formed under a pitched roof with an eaves height of approximately 6.5m to the ridge.

Internally the unit is constructed with very well presented offices with air conditioning, carpeting, double glazed windows, separate managers office, kitchen and w.c. plus further internal storage and production area and open span accommodation.

Parking and loading is provided immediately in front of the property.

Parking is available for up to 10 cars on site at a location to be agreed between the parties, as well as unencumbered access to the loading door / facilities associated with the building.

## Location

Harvesting Lane is situated on the fringe of East Meon, a short distance from the A272, with easy access to the A3 & A3M and strategically located close to the A272 giving east west communication to Midhurst and Winchester, and northwards via the A3 to Guildford or Portsmouth.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Unit - 1	3,400	315.87	Available
<b>Total</b>	<b>3,400</b>	<b>315.87</b>	

## Terms

Rent £25,000 per annum exclusive

Available on a new full repairing insuring lease for a term to be agreed subject to 3 yearly rent reviews.

## Rateable Value

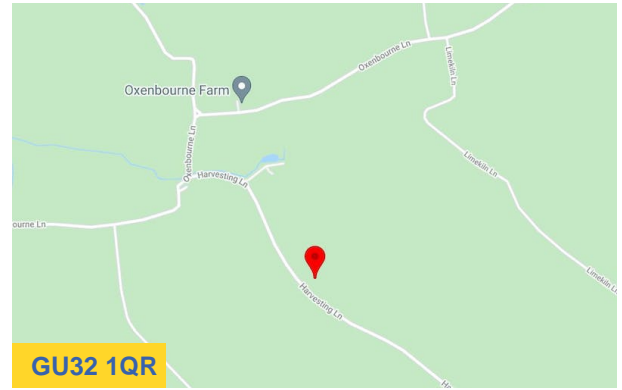
Rateable Value £12,500

You are advised to make your own enquiries to the local authority in this regard prior to commitment to lease.

## Other Costs

Each party to bear their own legal costs incurred in the transaction.

Unless otherwise stated all rents are exclusive of VAT.



## Viewing & Further Information

**Stuart Mitchell**

023 9237 7800

stuart@hi-m.co.uk

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