



## Block 3 Ordnance Business Park, Midhurst Road, Liphook, GU30 7ZA

High Quality Industrial / Hi-Tech Units

### Summary

Tenure	To Let
Available Size	4,068 sq ft / 377.93 sq m
Rent	£50,400 per annum
Rates Payable	£23,808 per annum
Rateable Value	£46,500
EPC Rating	Upon enquiry

### Key Points

- 2 Loading Doors
- Walking Distance to Mainline Railway Station
- Fully Alarmed with security access
- On Site Parking
- Ground & First Floor Office Accommodation
- Modern High Spec Building

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# Block 3 Ordnance Business Park, Midhurst Road, Liphook, GU30 7ZA

## Description

Ordnance Business Park comprise 2 office buildings and Block 3 which offers 3 industrial units, built to a high specification and completely fitted out internally.

Block 3 comprises 3 combined industrial / warehouse units. The whole unit benefits from its own front door / reception, 2 loading doors, WC's etc. with Unit 3 having ground & first floor office accommodation.

Internally, the industrial element is open plan with fitted WC & staff room. Unit 3 is built over 2 floors with reception and offices created on both floors with full suspended ceiling, air conditioning, LED lighting, door entry system, sound proofed rooms, and fully alarmed.

## Location

Liphook adjoins the A3 trunk road between Guildford and Portsmouth with Alton, Farnham, Bordon, Petersfield and Haslemere all within a 20 mile radius. Liphook has a range of amenities including a Sainsburys Superstore, whilst road communications have been greatly enhanced by the opening of the Hindhead Tunnel.

The mainline railway station is within a short distance of this site providing a frequent service to London Waterloo.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 1	958	89	Available
Unit - 2	958	89	Available
Unit - 3 - Ground Floor	1,076	99.96	Available
Unit - 3 - First Floor	1,076	99.96	Available
<b>Total</b>	<b>4,068</b>	<b>377.92</b>	

## Terms

The 3 units are available on the basis of a new full repairing insuring lease for a term to be agreed at a rent of £50,400 pax exclusive of VAT.

## Business Rates

Rateable Value £46,500

You are advised to make your own enquiry in this regard to the local authority before making a commitment to lease.

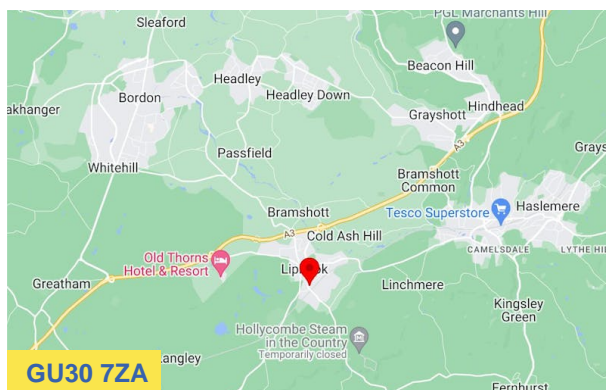
## Other Costs

There is an additional service charge to cover common parts - further details on request.

Additionally buildings insurance is also payable.

Each party to be responsible for their own legal costs incurred in the transaction.

Unless otherwise stated all costs and rent are exclusive of VAT



## Viewing & Further Information

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