



## The Old Joinery, Chalton Lane, Clanfield, PO8 0RJ

Ground Floor Workshop & yard

### Summary

<b>Tenure</b>	To Let / For Sale
<b>Available Size</b>	2,328 sq ft / 216.28 sq m
<b>Rateable Value</b>	£13,000
<b>EPC Rating</b>	E

### Key Points

- Workshop & storage
- On site parking
- Enclosed yard
- Suit many uses STP

## Description

Access off Chalton Lane leads onto the site via double gates, into a large yard providing ample parking within an enclosed area with defined boundaries.

The site comprises 3 workshop spaces with internal staff & WC facilities.

The front, side and rear areas provide external space for storage and parking.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Flint workshop	615	57.14
Ground - Rear Timber workshop	695	64.57
Ground - Side timber workshop & store	898	83.43
Outdoor - Shed	88	8.18
Outdoor - Lean to	32	2.97
<b>Total</b>	<b>2,328</b>	<b>216.29</b>

## Terms

Available on a new lease for a term to be agreed, alternatively the freehold is also for sale, offers invited.

## Business Rates

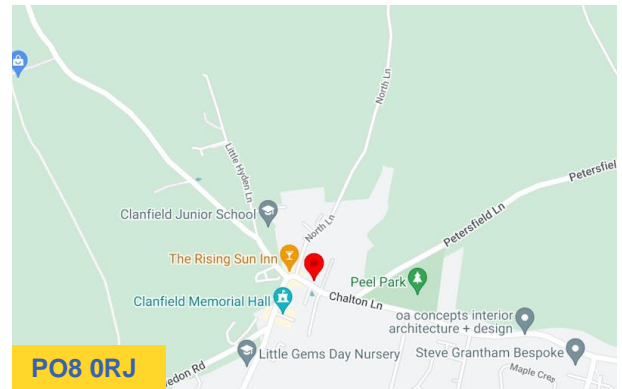
Ratable Value £13,000

You are advised to make your own enquiries with the local council before making a commitment.

## Other Costs

Legal Costs - Each party to be responsible for their own costs incurred in the transaction.

VAT - All rents / prices are exclusive of VAT unless otherwise stated.



## Viewing & Further Information

**Stuart Mitchell**

023 9237 7800

stuart@hi-m.co.uk

More properties like this at [www.hi-m.co.uk](http://www.hi-m.co.uk)

**023 9237 7800**



**hi-m.co.uk**

For the Lessors or Vendors of this instruction, whose Agents they are, give notice that, These particulars are set out as general guidance only to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Lessees, Purchasers or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Holloway Illiffe & Mitchell has any authority to make any representation or warranty whatsoever in relation to this property. Unless stated, all prices and rents are quoted exclusive of VAT. Generated on 03/09/2024