



## 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

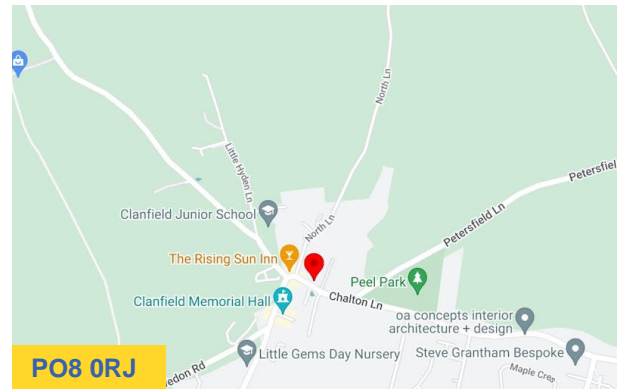
Ratable Value £13,000

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

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