



**HOLLOWAY
ILIFFE &
MITCHELL**

Industrial, Motortrade, Open Storage, Warehouse

TO LET



Unit 43A, Passfield Business Centre, Lynchborough Road, Liphook, GU30 7SB

Industrial/ Warehouse Unit / Enclosed Yard

Summary

| | |
|----------------|---------------------------|
| Tenure | To Let |
| Available Size | 4,809 sq ft / 446.77 sq m |
| Rent | £54,000 per annum |
| Service Charge | N/A |
| Rates Payable | £17,482.50 per annum |
| Rateable Value | £31,500 |

Key Points

- Excellent On site parking
- 8M Eaves
- 3 Phase Electric to 289 KVA
- EPC: E(113)
- Close to A3
- Electronic Roller Shutter Door
- B2 Use / Motor Trade Considered

Regulated by



RICS

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Unit 43A, Passfield Business Centre, Lynchborough Road, Liphook, GU30 7SB

Description

The subject property comprises a purpose built warehouse unit with 8m eaves. The unit benefits from an electronic loading door and pedestrian access door, plus good vehicular access.

There is also an enclosed yard available.

Location

The Passfield Business Centre, near Liphook, is no more than 10 minutes drive from the A3, which in turn gives fast connections to the Guildford and the M25.

Accommodation

The accommodation comprises of the following

| Name | sq ft | sq m | Tenure | Availability |
|----------------------------|---------------|-----------------|--------|--------------|
| Unit - 43A | 4,809 | 446.77 | To Let | Available |
| Outdoor - Enclosed Yard | 9,700 | 901.16 | To Let | Available |
| Ground - Over flow parking | 9,000 | 836.13 | To Let | Available |
| Total | 23,509 | 2,184.06 | | |

Terms

Industrial Unit available at £54,000 per annum plus VAT

Enclosed Yard available at £28,600 per annum plus VAT

Overflow parking yard - Rent on application

All available by way of a new full repairing lease for a term of 1-5 years, outside the provisions of the Landlord & Tenant Act.

Business Rates

Rateable Value: £31,500

Source: voa.gov.uk

You are advised to confirm the rates payable with the local council before making a commitment.

Other Costs

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

Unless stated, all prices and rents are quoted exclusive of VAT.

A Service charge is not payable on this site.



Viewing & Further Information

Stuart Mitchell

023 9237 7800

stuart@hi-m.co.uk

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