



**HOLLOWAY
ILIFFE &
MITCHELL**

Business Park, Office
TO LET

"WITHOUT PREJUDICE"



Unit 1a Rake Heath Business Park, London Road, Hill Brow, Liss, Petersfield, GU33 7NT

Self Contained Business Unit

Summary

Tenure	To Let
Available Size	446 sq ft / 41.43 sq m
Rent	£5,750 Per annum + VAT
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

Key Points

- On-Site Parking
- Kitchen & W.C. Facilities
- Visual Road Frontage
- Suitable for Alternative Uses (STP)



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PORTSMOUTH 023 9237 7800

SOUTHAMPTON 023 8011 9977

Description

The unit forms part of a business complex. The office provides 3 rooms plus a staff kitchen. A WC will be provided as part of the accommodation.

The premises will be totally refurbished with, carpeting, lighting and on-site allocated car parking.

Location

The site is situated on the B2070 adjoining the Drover Public House with Petersfield being situated approximately 6 miles to the south with a mainline railway station, as well as access to the A3 bypass.

The village of Liss is approximately 2 miles to the west, which also provides a railway station, secondary access to the A3 and a range of shopping facilities.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Unit. - 1a	446	41.43	Let
Total	446	41.43	

Terms

£5,750 per annum exclusive of VAT

Available on a new full repairing and insuring lease with 3 yearly rent reviews.

Business Rates

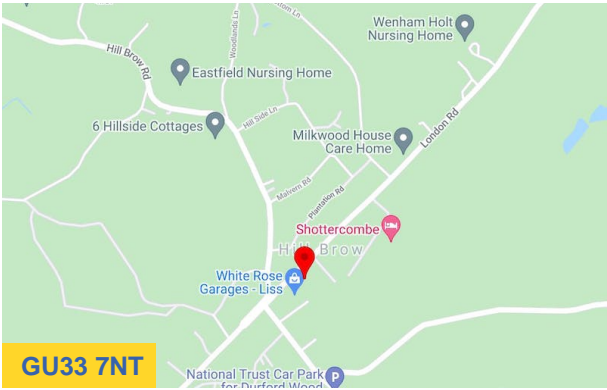
You are advised to confirm the business rates payable with the local authority before making a commitment.

Other Matters

A service charge is payable to cover costs such as maintenance and repair of common parts landscaping management fees. Additionally building insurance is also payable.

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

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



Viewing & Further Information

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