To Let - Office

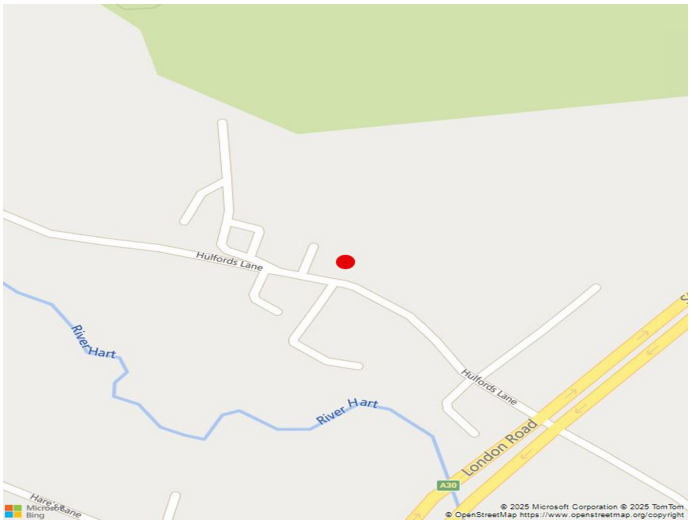


1st Floor Office, Brockett Business Park, Hulfords Lane, Hartley Wintney, Hampshire RG27 8AG

520 sq ft (48.31 sq m)

£6,000 per annum

Location



The property is located on Brockett Business Park, a small industrial yard just off the A30 between Hartley Wintney and Blackbushe. Junction 4a of the M3 is less than 15 minutes away.

Description

First floor office with parking available on the popular Brockett Business Park.

There are three rooms, a kitchenette, storage and shared WC. There is also air conditioning and broadband.

The site benefits from onsite security.



Accommodation

The accommodation comprises the following net internal areas: 520 sq ft

Floors	sq ft	sq m
Total Area	**520**	**48.31**

EPC

EPC not applicable.

VAT

VAT is not payable on this property.

Legal Costs

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

Terms

A new IRI lease for a term by arrangement.
There is a service charge of £295 payable quarterly.

Business Rates

Interested parties should make their own enquiries directly with Hart District Council.

Contact

Strictly by appointment with the Sole Marketing Agents:

Fergus Hodge or John Strickland

Basingstoke office
Tel: 01256 327711
Email: fhodge@simmonsandsons.com
Email: jstrickland@simmonsandsons.com

Code for Leasing Business Premises
You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website: RICS

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