

# INDUSTRIAL/WAREHOUSE UNITS TO LET

*From 1,000 to 1,500 sq ft (92.90 to 139.35 sq m) approx.*



**TULLS YARD • IRON HILL • HOLLYCOMBE • LIPHOOK • HAMPSHIRE • GU30 7LP**

**LOCATION:**

The property is located 1 mile south of Liphook as shown on the location plan. The A3 Trunk Road is within 1.5 miles of the development which provides first class access to London, Guildford and the M25. Liphook has been identified as a growth location in the Southeast Regional Plan. The premises are located on an established industrial estate with good access.

**DESCRIPTION:**

The brand new sheds are set in a delightful secure development, steel framed with concrete block flooring, roller shutter doors and 3 phase electricity. Eaves height is 4 meters. There is a communal toilet and kitchen block adjacent to the units together with demised parking immediately adjacent and additional visitor parking bays some 50 metres from the units.

**ACCOMMODATION:** *All areas net and approx:*

**UNITS 1 - 4: 1,000 sq ft ( 92.90 sq m)**

**UNIT 6: 1,500 sq ft (139.35 sq m)**



**AMENITIES:**

- Brand new sheds
- Easy Access
- 3 Phase Electrics
- On-site Car Parking
- Communal Toilet Block
- Communal Kitchen

**TERMS:**

Flexible Lease Terms to be agreed.

**RENT:**

Units 1 - 4:           **£15,000.00 plus VAT per annum exclusive.**  
Unit 6:               **£22,500.00 plus VAT per annum exclusive.**

**SERVICE CHARGE:**

Units 1 - 4:           **£240.00 per annum plus VAT.**  
Unit 6:               **£360.00 per annum plus VAT.**

**VAT:**

The premises are elected for VAT.

**EPCs:**

Available for the individual units upon Enquiry.

**LEGAL COSTS:**

Each party to bear their own Professional and Legal costs.

**RATES:**

Awaiting assessment.  
Small business rate relief may apply, subject to status and, in our view the rateable value may well be under £12,000.00 with no rates payable.

**VIEWING:**

Viewing strictly by prior appointment through the **Sole Agents:**



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**EPC Units 1-4**

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