

*Voted Best Commercial Agency – Surrey Property Awards 2012*

## ECONOMICAL SELF CONTAINED OFFICES

*665 sq ft [62 sq m] approx.*

**TO LET (NEW LEASE)**



### MILL HOUSE

**LIPHOOK ROAD • SHOTTERMILL • HASLEMERE • SURREY • GU27 3QE**

**LOCATION:**

The premises are located in the Shottermill area of Haslemere a short distance from Haslemere Town Centre which provides a wide range of shops and amenities. Close to the premises is a Sainsburys Superstore in addition to a Co-Op.

Rail communications are good with the A287 providing a direct link to the A3 and hence London and Portsmouth whilst the A287 provides a link to

Haslemere main line station is approximately 1 mile distant and provides a fast and regular link to London (Waterloo).

**Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU**

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# MILL HOUSE

LIPHOOK ROAD • SHOTTERMILL • HASLEMERE • SURREY • GU27 3QE

**DESCRIPTION:** The premises have been fully upgraded by our Clients and provide circa 665 sq ft of office accommodation arranged to provide a mix of good sized offices benefitting from good natural light, together with kitchenette and WC facilities. Internally the premises have been fully decorated and benefit from gas fired central heating and carpets throughout. To the outside there is parking for 3/4 cars and a courtyard area to the rear.

**ACCOMMODATION:** (all areas net and approx)

- Entrance Reception
- Office (1)
- Office (2)
- Office (3)
- Kitchenette
- WC Facilities (Male & Female)
- Cupboard/Store
- Outside:
- Parking
- Courtyard Garden



**TERMS:** The premises are available To Let by way of a new short term Lease for a period to be agreed.

**RENT:** £10,000.00 per annum exclusive of Business Rates.

**VAT:** All prices referred to within these details do not include VAT, which may be chargeable.

**RATING ASSESSMENT:** Chichester District Council

**RATES:** Rateable Value: £7,600.00  
Rates Payable: £954.56 per annum.

*NOTE:* The above payable figure assumes Small Business Rate relief.

**RUNNING COSTS:** Full details of the running costs are available upon request.

**VIEWING:** The premises are available to view strictly by prior appointment through the Sole Agents.



Andrew Russell or Rod Walmsley  
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**NOTE:**

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# Energy Performance Certificate

Non-Domestic Building



Mill House  
Liphook Road  
HASLEMERE  
GU27 3QE

Certificate Reference Number:  
9969-3046-0044-0700-1791

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

◀ 68

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

## Technical Information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 91  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 65.21

## Benchmarks

Buildings similar to this one could have ratings as follows:

24 If newly built

70 If typical of the existing stock

## Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.