


STUDIO 6 · CROWN HOUSE
HIGH STREET · HARTLEY WINTNEY RG27 8NW

REFURBISHED FIRST FLOOR OFFICE SUITE TO LET

875 sq ft to 2,368 sq ft (81 sq m to 220 sq m)



- Prominent accessible village location
- Air-conditioned
- 7 car spaces
- Flexible floor space
- Grade II listed building
- Kitchenette

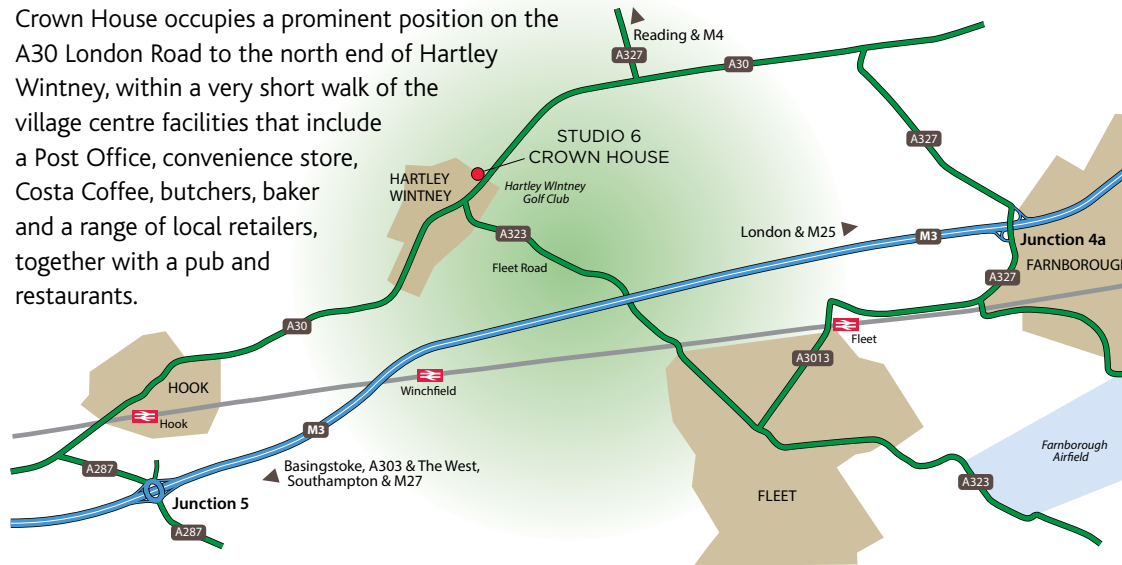
LEASES FROM 1 YEAR

CROWN HOUSE is a well presented office building offering a range of office suites, presented to a high standard internally, and individually air-conditioned, providing a mixture of open plan and individual areas.

STUDIO 6 provides a self contained first floor suite with the benefit of a large open plan area together with a separate office, store room and toilets. The premises have been recarpeted and redecorated throughout.

LOCATION

Crown House occupies a prominent position on the A30 London Road to the north end of Hartley Wintney, within a very short walk of the village centre facilities that include a Post Office, convenience store, Costa Coffee, butchers, baker and a range of local retailers, together with a pub and restaurants.



FLOOR AREAS:

Studio 6 875 to 2,368 sq ft 81 to 220 sq m

LEASE: New leases for a term of term of 1 year upwards

RENT: On application.

ENERGY RATING: EPC C-70.
 Please contact the agents for the full pdf report.

LEGAL COST: Each party is to be responsible for their own legal costs incurred in connection with the transaction.

VIEWING: By appointment through the joint sole agents:



Contact: Neil Hockley
 neph@hollishockley.co.uk



Contact: Brian Pickett
 brian.pickett@bdt.uk.com

MISREPRESENTATION ACT 1967: These particulars are for guidance only and do not form part of any contract, nor can their accuracy be guaranteed.

FINANCE ACT 1989: Unless otherwise stated, all prices and rents are exclusive of Value Added Tax. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

SERVICES: The Agents have not tested any of the mechanical, electrical or other service installations, and any occupier must satisfy themselves independently as to the state and condition of such services.

