



Suite 3b, Kenward Hse, High Street, Hartley Wintney, RG27 8NY

Character office suite presented in good order in charming village centre building

Summary

Tenure	To Let
Available Size	242 sq ft / 22.48 sq m
Rent	£795 per month
Rates Payable	£1,360.80 per annum 100% Small Unit Business Rate Relief should be applicable, subject to status
Rateable Value	£3,150
EPC Rating	C (63)

Key Points

- 1st floor office suite
- Presented in excellent order throughout
- Air-conditioning
- Attractive period building
- Convenient village centre location

Suite 3b, Kenward Hse, High Street, Hartley Wintney, RG27 8NY

DESCRIPTION

Kenward House is presented to a high standard throughout, with ground floor kitchen, good quality male and female WC's, and full electronic access.

The first floor suites are approached by an attractive easy rise staircase, with the subject suite benefiting from fitted carpeting and air-conditioning.

Kenward House is a long established Business Centre, providing a vibrant atmosphere within a well-presented period building.

LOCATION

Kenward House is located in the centre of Hartley Wintney, within a short walk of local shops, post office, pubs and restaurants, and within a short walk of the village green.

LEASE

Available on flexible tenancy agreement for 12 months, and thereafter. Many of the existing occupiers have been in the building for a considerable number of years. Swift and easy occupation can be arranged.

RENT

Suite 3b - £795 per month, inclusive of heating, lighting, electricity, water rates and communal cleaning etc.

BUSINESS RATES

Rateable value - £3,150 per annum.

Rates payable - £1,360 per annum.

Note: 100% Small Unit Business Rate Relief should be applicable, subject to status.

EPC

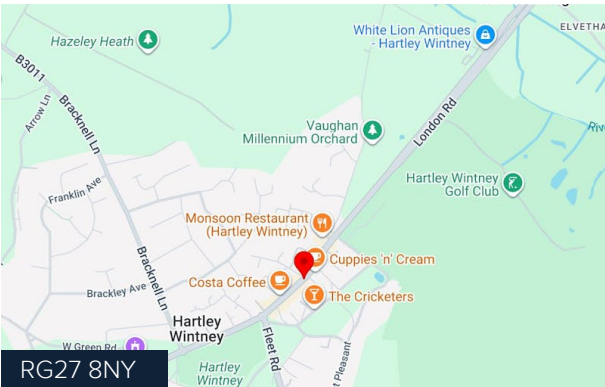
EPC - C/63.

LEGAL COSTS

Due to the nature of the tenancy arrangements, it is unlikely that there will be any legal cost involved, although the occupier is obviously free to seek their own legal assistance.

OCCUPATION

Early occupation is available.



Viewing & Further Information

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