

Office
FOR SALE

**HOLLIS
HOCKLEY**



Millbank Studio, Millbank House, Hartley Wintney, RG27 8PE

Modern office building in village location

Summary

Tenure	For Sale
Available Size	800 sq ft / 74.32 sq m
Price	Offers in the region of £400,000
Rates Payable	£5,184 per annum Note: Small Business Rate Relief should be applicable, subject to status
Rateable Value	£12,000
EPC Rating	Upon enquiry

Key Points

- Very well presented
- Air-conditioned
- Central Heating
- Allocated parking to the rear
- High spec kitchen and WC facilities
- Modern carpeting and LED lighting
- Located just off the High Street
- 2 private parking spaces

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DESCRIPTION

Modern two-storey high spec office building in village location, with air-conditioning, central heating, LED lighting and ground floor kitchen / WC facilities.

The offices will be available with full vacant possession on completion.

2 private parking spaces to the rear.

LOCATION

Millbank Studio is located through an arch on the A30 London Road, Hartley Wintney, within a very short walk of the town 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. The village green is nearby.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Office	400	37.16
1st - Office	400	37.16
Total	800	74.32

TERMS

Offers in the region of £400,000 for the freehold interest

RATES

Rateable value - £12,000 per annum

Rates payable - £5,184 per annum

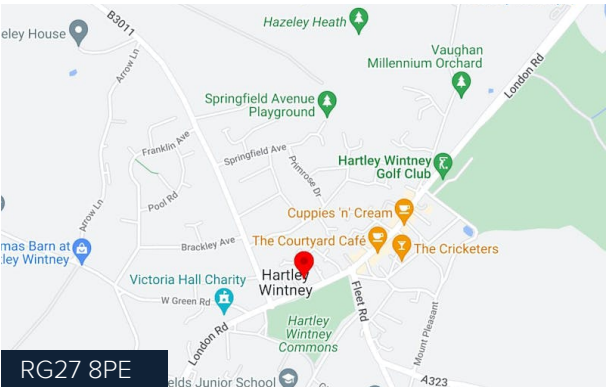
Note: The unit should attract 100% Small Unit Business Rate Relief, subject to status

EPC

Details on application.

LEGAL FEES

Each party to meet its own legal costs incurred in the transaction.



Viewing & Further Information

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