



The Lodge, High Street, Hartley Wintney, RG27 8NY

Character Class E Office / Retail Unit in heart of village centre with private car park

Summary

Tenure	To Let
Available Size	860 sq ft / 79.90 sq m
Rent	£30,000 per annum
Rates Payable	£7,734.50 per annum Note: Due to the Gov Transitional Relief Scheme, relief will be applicable, subject to status
Rateable Value	£15,500
EPC Rating	D (88)

Key Points

- Presented to a very high standard throughout
- Self-contained, character office / retail building
- Mainly open-plan
- Central heating / WC / shower / kitchenette
- Private car park
- Electric car charging points

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DESCRIPTION

Located in the central village area, The Lodge has adaptable internal space for office or general Class E use.

The property provides character internal space to a very high standard throughout, with gas central heating and partial air-conditioning. It has a private WC with shower, kitchenette, private offices / meeting rooms plus additional attractive lobby entrance, small private terrace and a private car park, with 2 car charging points.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Office / Retail area	860	79.90	Available
Total	860	79.90	

TERMS

Available on new lease terms.

RENT

£30,000 per annum.

RATES

01 April 2026 rateable value - £15,500 per annum / rates payable - £7,734.5 per annum.

Note: With the new Government Transitional Rate Relief we believe rates payable will be £800 in 2026/27, £1,600 in 2027/27 and £2,400 in 2028/29, subject to status. Please contact Hart Council for confirmation / full details.

EPC

EPC D/88.

LEGAL FEES

Each party to meet their own legal fees incurred in the transaction.

TERMS

New lease terms available.



Viewing & Further Information

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