

# Well Fitted, Semi-Rural Offices & Part Warehousing

Close Proximity to Overton Village & Railway Station (*approx. 1hr to Waterloo*)

**TO LET - NEW LEASE TERMS AVAILABLE**



## Quidhampton Business Units

POLHAMPTON LANE, OVERTON, HAMPSHIRE RG25 3EB

### Unit 2A (INDUSTRIAL)

Ground Floor - 1,947sq ft 1st Floor Mezzanine - 271 sq ft

**Total - 2,218 sq ft**

### Units 3 & 4 (OFFICES)

Ground Floor - 3,776 sq ft 1st Floor Mezzanine - 1,884 sq ft

**Total - 5,660 sq ft**

Combined Total excluding Mezzanine Platforms - 5,723 sq ft (including mezzanine platforms - 7,878 sq ft)





# Quidhampton Business Units

POLHAMPTON LANE, OVERTON, HAMPSHIRE RG25 3EB

Quidhampton Business Units are set within a pleasant semi-rural countryside area, to the north side of the attractive North Hants village of Overton.

Amenities include a good range of independent village shops, Co-op Supermarket, restaurants and pubs. Overton railway station is 5 minutes journey time, and provides direct train links into London, Waterloo, approx. 1 hour. Basingstoke and Junctions 6 & 7 of the M3 are approx. 10 miles.



## DESCRIPTION

Quidhampton Business Units, are a quality 'barn style' conversion comprising two thirds well fitted offices and storage mezzanines, and one thirds warehousing.

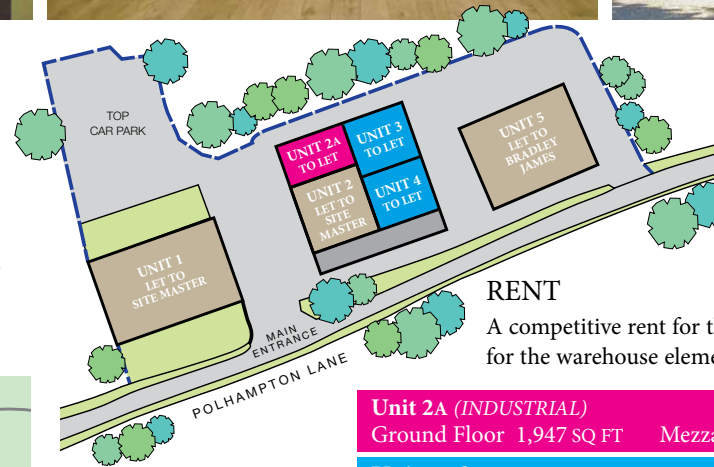
Unit 2A is full height warehousing with fitted, toilets and shower and benefits from loading capabilities via a roller shutter door.

Units 3 & 4 comprise essentially open plan offices, together with an element of partitioned

cellular / meeting room accommodation using good quality glass partitioning. Amenities include, well fitted male & female toilets and kitchens/T-Points in each of the unit 3 & 4, independent entrances, Cat 2 lighting and suspended ceiling grid and acoustic tiles, modern wood effect vinyl floor coverings, useful storage/attic space on mezzanines suitable for storage and/or archiving. Generous on-site car parking is provided top car park.

## LEASE

New FR&I Lease(s) are available, subject to vacant possession, contracted Outside of the Landlord & Tenant Act 1954. Consideration be given to Letting in part on a merit by merit basis.



## RENT

A competitive rent for the offices reflecting £9.50 per sqft and for the warehouse element £6.50 per sqft (ground floor areas).

<b>Unit 2A (INDUSTRIAL)</b>			
Ground Floor	1,947 SQ FT	Mezzanine	271 SQ FT
			Total 2,218 SQ FT
<b>Units 3 &amp; 4 (OFFICES)</b>			
Ground Floor	3,776 SQ FT	Mezzanine	1,884 SQ FT
			Total 5,660 SQ FT
<b>Totals</b>	<b>5,723 SQ FT</b>	<b>2,155 SQ FT</b>	<b>7,878 SQ FT</b>

## EPC

Unit 2A:- Awaited

Units 3 & 4:- E 125

Full EPC Reports can be obtained through the agents.

## VIEWING

Via appointment through the joint sole agents:

**LONDON CLANCY**  
01256 462222  
www.londonclancy.com

russellware@londonclancy.co.uk

**HOLLIS HOCKLEY**  
01256 489800  
www.hollishockley.co.uk

andrew.newman@hollishockley.co.uk  
jeremy.metcalfe@hollishockley.co.uk



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