Office, Industrial / Warehouse

TO LET

HOLLIS HOCKLEY



Unit B, Little Bramshot Farm, Cove Road, Fleet, GU51 2RT

Business unit / office and storage in semi-rural position

Summary

Tenure	To Let
Available Size	1,120 sq ft / 104.05 sq m
Rent	£25,000 per annum
Rates Payable	£4,147.20 per annum 100% Small Unit Business Rate Relief should apply subject to status
Rateable Value	£9,600
EPC Rating	C (53)

Key Points

- Quiet semi rural location
- Generous car parking
- Gas central heating
- Close to M3 Junction 4a
- Low outgoings
- Security controlled gate

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DESCRIPTION

Little Bramshot Farm is a well established commercial environment, with a range of attractive barn conversions around a lawn quadrangle, creating an open and quiet working environment.

The site has a private entrance road, with security controlled gate, providing access to generous parking provision, immediately adjoining the subject unit.

Unit B provides a useful mix of office and light workshop / storage accommodation with modern WC / shower, kitchen, wood flooring and full gas central heating.

LOCATION

Little Bramshot Farm is located on the Cove Road, between Fleet and Farnborough, close to junction 4a on the M3 motorway (approx 1 mile) with Starbucks being located just up the road, adjacent to the Miller and Carter Steakhouse/ Filling station.

ACCOMMODATION

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Unit - Unit B	1,120	104.05	Available

TERMS

Available on new lease terms.

RENT

£25,000 per annum exclusive.

EPC

EPC C/53

RATES

Rateable Value: £9,600 pa

Rates payable: £4,147.20 pa

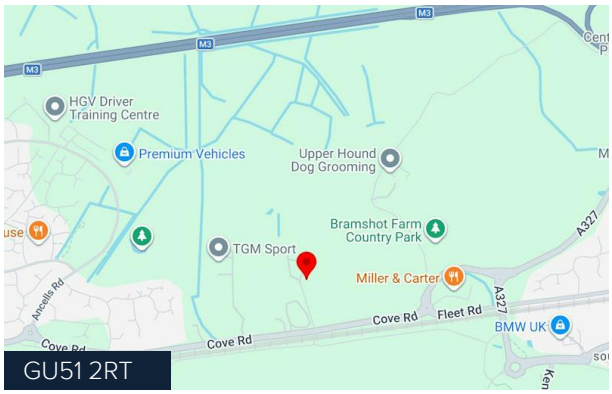
NOTE: 100% Small Business Rate Relief should apply, subject to status.

LEGAL FEES

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







Viewing & Further Information

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