



Owen
Isherwood
CHARTERED SURVEYORS

4 Holt Barns, Frith End Road, Bordon, GU35 0QW

TO LET | 1,100 SQ FT (102.19 SQ M)

Class "E" office use in a rural setting with parking surrounding.

- Modern self contained building over two floors.
- Bright, open plan office space suitable for a variety of uses.
- Countryside setting.
- Kitchenette and WC facilities.
- 9 parking spaces available.
- Easy access to A31.





Location

4 Holt Barns is situated in a semi-rural position on the Surrey/Hampshire border. Located 2 miles south of the A31, the property is well connected to nearby hubs like Alton and Farnham, which offer a wide range of amenities. Bentley and Liphook are the closest stations, providing mainline services including direct links to London Waterloo.

Description

A modern, self contained office building (class E) offering open plan accommodation over two floors. The property features a character building style exterior and a bright office space with a central staircase, a fitted kitchenette and gendered WC units on both floors internally.

Accommodation

Name	sq ft	sq m	Availability
Ground	504	46.82	Available
1st	596	55.37	Available
Total	1,100	102.19	

Terms

New Lease

Rent

£18,500 per annum + VAT

Rates & Charges

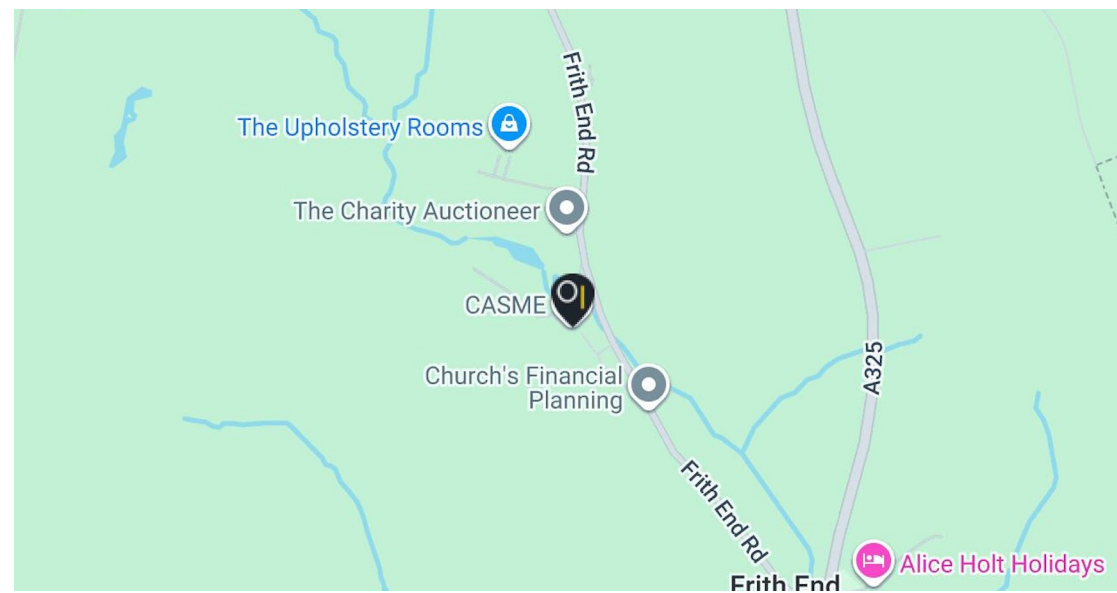
Rateable value: N/A

EPC

C (70)

Legal costs

Each party to bear their own legal costs incurred in the transaction.



Contact

Kieran Morgan

T: 01483 300176

M: 07904377405

E: Kieran@owenisherwood.com

owenisherwood.com | 01483 300 176

1 Wey Court, Mary Road, Guildford, Surrey GU1 4QU

These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated