





## Industrial Unit on Hurstfold Industrial Estate

- 3 Phase Power Supply
- LED Lighting
- Class E
- Ample On Site Parking
- Electric Roller Loading Door
- WC & Kitchen Facilities
- 3.51M rising to 4.58M Eaves





## Location

Hurstfold Industrial Estate is situated in a rural location, 1.5 miles away from Fernhurst Village center. The estate has good road connections to the A3 which runs between Portsmouth and London (15 minutes drive) and the A272 connecting Petersfield to Heywards Heath (9-minute drive).

## Description

The unit is of steel frame construction with insulated cladding to the walls and roof, complemented by internal blockwork lining. It features a concrete floor and an electric roller loading door measuring 2.88m wide by 2.90m high. Internally, the unit includes a WC, kitchen facilities, LED lighting, and a three-phase power supply. The minimum eaves height is 3.51m, rising to 4.58m. The property falls within Class E use. There are 2–3 demised parking spaces directly in front of the unit, with potential for additional vehicles if double-parked.

## Accommodation

Name	sq ft	sq m	Availability
Building	1,019.50	94.71	Available
Total	1,019.50	94.71	

## Terms

The property is available by way of a new Full Repairing and Insuring Lease for a period to be agreed.

## Rent

£17,500 per annum Plus VAT

## EPC

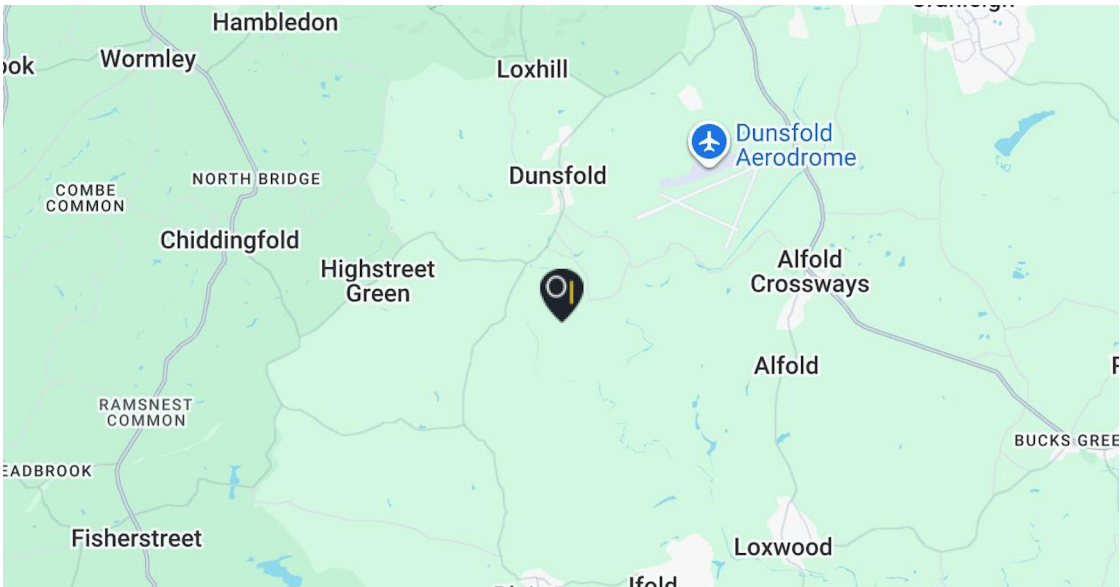
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## Business Rates

TBA

## Legal costs

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



## Contact

**Charlie Williams**  
T: 01483 300 176  
M: 07456 899972  
E: charlie@owenisherwood.com

**owenisherwood.com | 01483 300 176**  
**1 Wey Court. Mary Road, Guildford, Surrey GU1 4QU**

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