



**Unit 2 Rake Heath Business Park, London Road, Hill Brow, Liss,  
GU33 7NT**

**INDUSTRIAL / WAREHOUSE WITH OFFICES**

**Summary**

Tenure	To Let
Available Size	2,714 sq ft / 252.14 sq m
Rent	£24,000 per annum
Service Charge	On Application
Rates Payable	£10,545 per annum
Rateable Value	£19,000

**Key Points**

- Open Span Workshop
- On-site Parking for 4 Vehicles plus Loading Area
- EPC B / 50
- Ground & First Floor Offices
- Air Con in Offices



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## Description

The accommodation forms part of a small business park with a mix of office and industrial workshop units.

The subject property offers a mid-terrace unit of steel truss construction with brick and block elevations, formed under an insulated pitched roof. Internally, the property is formed with two-storey offices providing reception and mostly open plan space with WC and kitchenette.

The industrial / workshop space provides an eaves height of 3.6 m, fluorescent strip lighting, roller shutter loading door, three phase power.

The premises have the benefit of 4 onsite parking spaces, plus loading bay.

## Location

Hill Brow is located some 4 miles northeast of Petersfield, approached via the B2070, with good access to the nearby A3 via Liss which is approximately 1½ miles away with a railway station to London Waterloo.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Workshop & Office	2,267	210.61	Available
1st - Offices	447	41.53	Available
<b>Total</b>	<b>2,714</b>	<b>252.14</b>	

## Terms

Available by way of a new Full Repairing & Insuring Lease at a rent of £24,000 per annum plus VAT for a term of 5 years or longer to be excluded from the provisions of the Landlord & Tenant Act 1954.

## Business Rates

Rateable Value £19,000 per annum

You are advised to make your own enquiries to the local authority before making a commitment to lease.

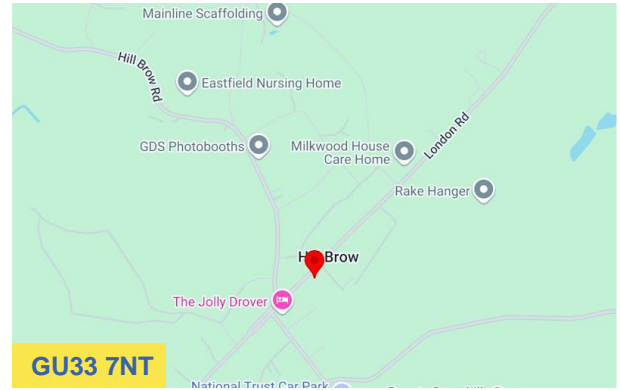
## Other Costs

A service charge is payable to the cost of maintaining the estate common parts, to include landscaping and waste water.

Additionally building insurance is also payable by the in-going tenant.

Each party to be responsible for their own legal costs incurred in the transaction.

Unless stated, all prices and rents are quoted exclusive of VAT



## Viewing & Further Information

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