



## Unit 9 Taplins Court, Taplins Farm Lane, Hartley Wintney, RG27 8XU

Modern industrial unit with car parking/ loading access

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	1,130 sq ft / 104.98 sq m
<b>Rent</b>	£21,500 per annum
<b>Rates Payable</b>	£6,237.50 per annum Note: 100% Small Unit Business Rate Relief should apply, subject to status
<b>Rateable Value</b>	£12,500
<b>EPC Rating</b>	D (123)

### Key Points

- Attractive, modern industrial unit
- Single and 3 phase power
- Ample car parking / loading access
- Presented in good order throughout
- Roller shutter loading door

# Unit 9 Taplins Court, Taplins Farm Lane, Hartley Wintney, RG27 8XU

## DESCRIPTION

The unit is presented in a good standard internally and externally.

The unit has the benefit of a roller shutter loading door, double glazed windows, WC and kitchenette.

The site has ample car parking and loading provision.

## LOCATION

Taplins Court is an established industrial / office courtyard scheme, located on the rural fringe of Hartley Wintney, in a tranquil and attractive setting, albeit within a very short drive of the A30.

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Industrial area	1,130	104.98	Available
<b>Total</b>	<b>1,130</b>	<b>104.98</b>	



## TERMS

Available on new flexible terms.

## RENT

£21,500 per annum exclusive

## RATES

Rateable value is £12,500 per annum / rates payable £6,237

Note: 100% Small Unit Business Rate Relief should be applicable, subject to status.

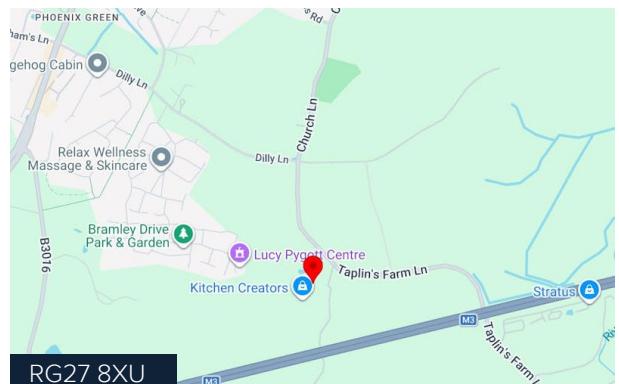
## EPC

E/123

Note: A new EPC is currently being undertaken.

## LEGAL COSTS

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



## Viewing & Further Information

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