

**Office**  
TO LET

# Passfield Business Centre

FLEXIBLE LICENCES



## Passfield Business Centre

Lynchborough Road, Liphook, GU30 7SB

**Economical office space with  
ample parking**

**250 to 612 sq ft**  
(23.23 to 56.86 sq m)

- Dog friendly workspace
- Well maintained office environment
- Landscaped grounds
- Excellent on site parking
- 24 hour access
- Use of meeting room free of charge

Summary

Available Size	250 to 612 sq ft
Rent	£20 per sq ft
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

Description

The offices are maintained to a high standard with a reception area for welcoming visitors. There are on site staff who take care of any day to day needs. Breakout sections are available inside and out. Access is granted to the Business Centre to all tenants 24 hours a day, 7 days a week. All tenants have use of the meeting room free of charge.

Location

The Passfield Business Centre, Nr Liphook, Hampshire is 10 minutes from the A3 with fast connections to the M25, and the mainline railway service to London, Waterloo (approx 1 hour). It stands in landscaped grounds of 6 acres offering a choice of office, storage and some light industrial units, with amenity space and extensive car parking.

Accommodation

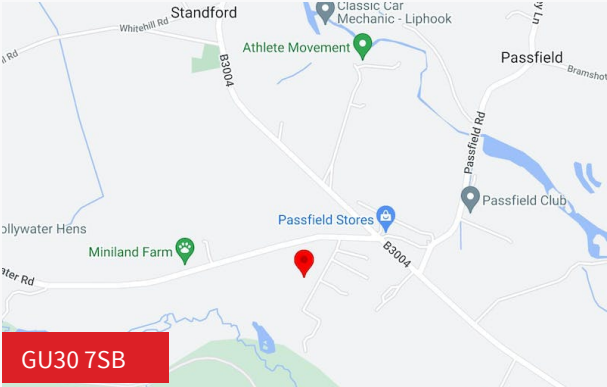
Name	sq ft	sq m
Ground - Unit 7	612	56.86
Ground - Unit 32	250	23.23

Terms

The rent is inclusive of rates, lighting, heating and service charge.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T) Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 25/10/2023



