

UNIT 43A

PASSFIELD BUSINESS CENTRE |
LYNCHBOROUGH ROAD | LIPHOOK
GU30 7SB



INDUSTRIAL / WAREHOUSE UNIT AND ENCLOSED YARD

TO LET - 4,809 TO 14,509 SQ FT (446.77 TO 1,347.93 SQ M)



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hurstwarne.co.uk

KEY BENEFITS

- B2 Use class
- Motor Trade considered
- On-site car parking
- 8m eaves height
- 3-Phase Electric to 289 KVA
- Electric roller shutter door
- Close to A3

LOCATION

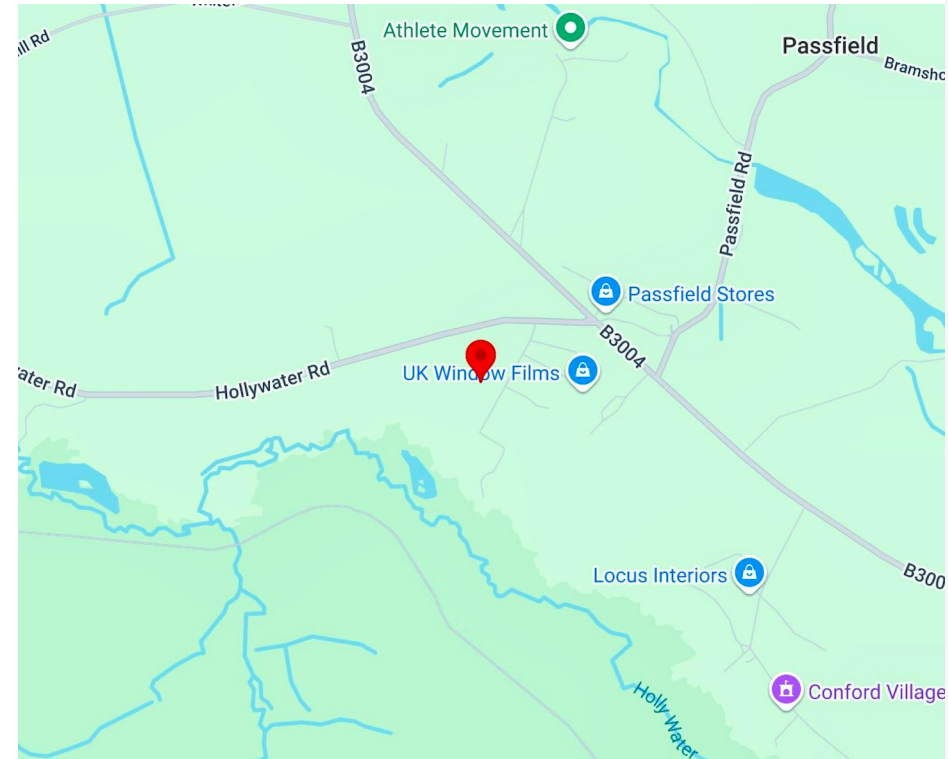
Passfield Business Centre is located 2 miles north of Liphook and less than 3 miles east of Bordon and Whitehill. The A3 is approximately 10 minutes from the subject property providing routes to Guildford and Portsmouth. Liphook railway station is the closest mainline station with regular services to London Waterloo and Portsmouth.

DESCRIPTION

Unit 43A is a Industrial / Warehouse space within Passfield Business Centre. The unit benefits from 8m eaves height, an electric roller shutter door, and pedestrian access to the rear of the unit. There is a small two storey office within the warehouse.

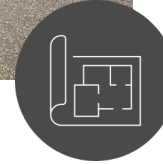
The subject property benefits from being part of Passfield Business Centre, meaning additional office or additional low level storage space can be made available.

Externally, there is excellent on-site parking, vehicle access, and a generous enclosed yard area to the side of the unit.



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SUMMARY

- Rent: £82,600 per annum For both the unit and self contained yard area.
- Available Size: 4,809 to 14,509 sq ft
- Rates Payable: £15,718.50 per annum
- EPC: On application



TERMS

Both available by way of a new full repairing and insuring lease on a term of 1-5 years. Unit 43 A - £54,000 per annum exclusive and Yard - £28,600 per annum exclusive.

VIEWINGS & INFORMATION



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SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable.

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