

Industrial / Warehouse

TO LET



CURCHOD&CO



Unit 1, Albury Dairy

Honey Lane, Blackmoor, Liss, GU33 6BU

Light Industrial / Workshop

1,704 sq ft

(158.31 sq m)

- Qualifies for 100% rates relief
- Three phase power
- 1 WC
- LED lights
- Water
- Attractive rural location

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Summary

Available Size	1,704 sq ft
Rent	£15,500 per annum
Rates Payable	£4,066.40 per sq ft The unit should qualify for 100% rates relief under the Small Business Rates regime, subject to eligibility.
Rateable Value	£9,200
Service Charge	N/A
EPC Rating	Upon enquiry

Description

Albury Yard offers a complex of units in a desirable rural setting. 1 Albury Dairy provides a practical workshop or light industrial space complete with three phase power, WC and water facilities. The unit was most recently used as a joinery workshop but other uses will be considered.

On-site parking is available for occupiers.

Location

Blackmoor is located between Bordon (2.3 miles) and Liss (4.4 miles), 11 miles south of Farnham, 9 miles north of Petersfield and 53 miles south-west of London. The land is located off Honey Lane which is a short drive to the A325 providing access to the A3 and the M25.

The nearest railway station is at Liphook about 5 miles away which is on the London to Portsmouth main line.

Terms

The unit is available on the basis of new lease for a term to be agreed. Further details on application.

The rent is exclusive of business rates, utilities, and VAT (if applicable).

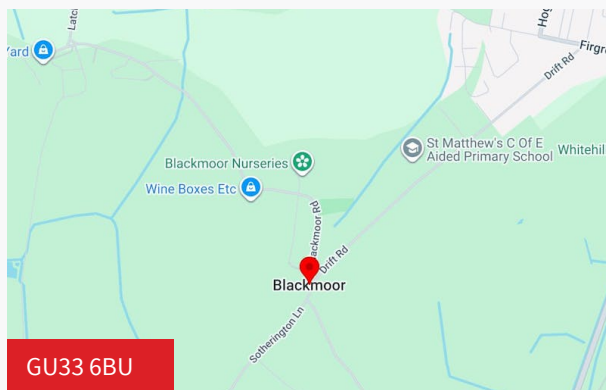
Legal Costs / VAT

Each party to be responsible for the payment of their own legal fees incurred in the letting.

All prices are quoted exclusive of VAT which may be charged.

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)
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