



**Unit 43A, Passfield Business Centre, Lynchborough Road,
Liphook, GU30 7SB**

Industrial/ Warehouse Unit / Enclosed Yard / Parts Store

Summary

Tenure	To Let
Available Size	4,809 sq ft / 446.77 sq m
Rent	£54,000 per annum
Rates Payable	£17,482.50 per annum
Rateable Value	£31,500

Key Points

- Excellent On site parking
- 8M Eaves
- 3 Phase Electric to 289 KVA
- EPC: E(113)
- Close to A3
- Electronic Roller Shutter Door
- B2 Use / Motor Trade Considered



Description

The subject property comprises a purpose built warehouse unit with 8m eaves. The unit benefits from an electronic loading door and pedestrian access door, plus good vehicular access.

There is also an enclosed yard available.

Location

The Passfield Business Centre, near Liphook, is no more than 10 minutes drive from the A3, which in turn gives fast connections to the Guildford and the M25.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Availability
Unit - 43A	4,809	446.77	To Let	Available
Outdoor - Enclosed Yard	9,700	901.16	To Let	Available
Ground - Stores unit	800	74.32	To Let	Available
Ground - Over flow parking	9,000	836.13	To Let	Available
Total	24,309	2,258.38		

Terms

Industrial Unit available at £54,000 per annum plus VAT

Enclosed Yard available at £28,600 per annum plus VAT

Parts Warehouse available at £10,200 per annum plus VAT

Overflow parking yard - Rent on application

All available by way of a new full repairing lease for a term of 1-5 years, outside the provisions of the Landlord & Tenant Act.

Business Rates

Rateable Value: £31,500

Source: voa.gov.uk

You are advised to confirm the rates payable with the local council before making a commitment.

Other Costs

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.

A Service charge is not payable on this site.



Viewing & Further Information

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