



Unit 13 Hodore Farm Units

Upper Hartfield, TN7 4AR

**Modern workshop with
mezzanine offices located
on established farm
complex to let - Upper
Hartfield
Rent £20,000pa**

2,618 sq ft
(243.22 sq m)

- Good size workshop unit to let
- Established commercial site
- Rural setting
- New lease available

Unit 13 Hodore Farm Units, Upper Hartfield, TN7 4AR

Summary

Available Size	2,618 sq ft
Rent	£20,000 per annum
Business Rates	Upon Enquiry
EPC Rating	D

Description

A number of farm units have been converted to provide for character offices and business units in a delightful rural setting.

Unit 13 comprises a modern workshop with first floor offices and covered canopy. In more detail the premises are arranged as follows:

Internal width 9.2m (31' 3") x depth 17.9 m (58' 9") 164.7 sq m (1777 sq ft), roller shutter door to front. Steps to

open mezzanine platform 9.2m (31' 3") x 4.0m (13') 36.8 sq m (406 sq ft) leading to

Office 4.5m (14' 9") x 4.8m (15' 9") 21.6 sq m (232 sq ft)

Office 4.4m (14' 6") x 4.3m (14') 18.9 sq m (203 sq ft) steps down to lobby with door to outside.

There is a covered canopy to the front of the unit with shared cloakroom facilities on site

Total overall area 242.0 sq m (2618 sq ft)

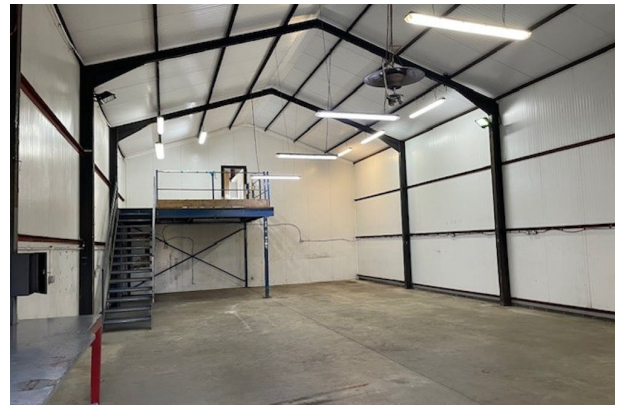
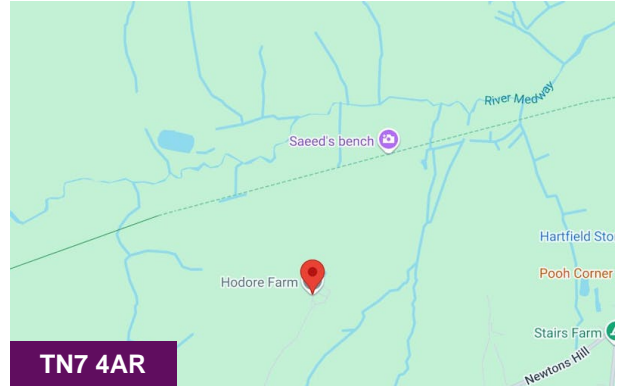
New lease available, length to be agreed.

A further unit at the development (No. 23) is also available, please refer to separate listing.

A service charge is levied for contribution towards any shared services

Location

Hodore farm is located along a private drive a short distance along Parrock Lane and its junction with Hartfield Road, the B2110.



Viewing & Further Information



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