

TO LET

- Attractive, Business Park environment
- Flexible, open plan with private meeting rooms
- Superfast Broadband facilities
- On-Site café/tea rooms – The Chocolate Frog
- Air conditioning
- Separate staff break out area
- Flexible Class E Use
- 4 miles to A3, A31
- 4 miles to Alton mainline station (London Waterloo 1 hr)
- Ample, private car parking outside

Unit 10, Oakhanger Business Park, Oakhanger, Nr Bordon, Hampshire, GU35 9JA OPEN PLAN OFFICE/BUSINESS SPACE,

2,694 SQ FT WITH AMPLE PARKING

TO LET



[Website and Brochure Link](#)



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Glanfield Holmlund

Chartered Surveyors

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Accommodation

<i>Ground Floor</i>	Shared Entrance Male & Female WCs	
<i>First Floor</i> Open and Private Offices	2,414 sq ft	210 sq ft
Ancillary Storage	280 sq ft	26 sq m
Total	2,694 sq ft	236 sq m

Terms

The accommodation is available on the basis of a new lease for length of term to be agreed and with rental guide on application.

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. The areas quoted are approximate.

Finance Act 1989: Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect to any transaction.

Code for Leasing Business Premises: In England and Wales the Code for Leasing Business Premises, 1st edition, strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.

AML: In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Glanfield Holmlund are required to identify all prospective purchasers and tenants.