



Unit 1 The Blue Barn, Hartley Business Park

Selborne Road, Selborne, Alton, GU34 3HD

Rural industrial/warehouse unit with new roof

888 sq ft
(82.50 sq m)

- Qualifies for 100% rates relief
- Established rural business park
- Newly fitted roof
- Minimum eaves height 4.43m
- Loading door 3.230m wide x 3.604m high
- Three phase power
- Dedicated leased line fibre broadband

Summary

Available Size	888 sq ft
Rent	£13,000 per annum
Rateable Value	£9,300 This property should qualify for 100% rates relief. Further details available from East Hampshire District Council.
Service Charge	£0.20 per annum
Estate Charge	N/A
EPC Rating	D (94)

Description

The property comprises of an industrial/warehouse unit of block and insulated profile metal clad construction. The property has the benefit of a loading door and has recently had a new roof fitted.

Location

The property is situated within the established Hartley Business Park which is situated with direct vehicular access from the B3006 some 4 miles south of Alton town centre.

Whilst the property is situated in a rural location it is close to the local facilities offered in the village of Selborne with more extensive town centre facilities available in Alton.

The A3 and A31 are within easy reach with railway facilities being available in Alton (London Waterloo 60 minutes).

Terms

The premises are available on the basis of a new full repairing and insuring lease for a term to be agreed. The rent is exclusive of business rates, estate charge, building insurance, utilities etc and VAT (which will 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.

Legal Costs/VAT

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

Prices are quoted exclusive of VAT which may be charged.



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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