Industrial / Warehouse

TO LET

CURCHOD&CO



11 Hartley Business Park

Selborne Road, Selborne, Alton, GU34 3HD

Rural industrial/warehouse unit with electric loading door

528 sq ft

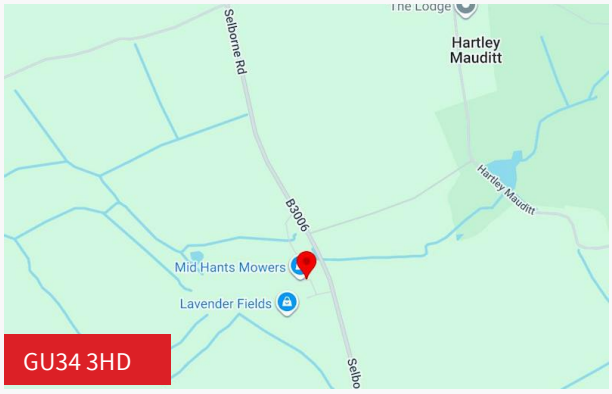
(49.05 sq m)

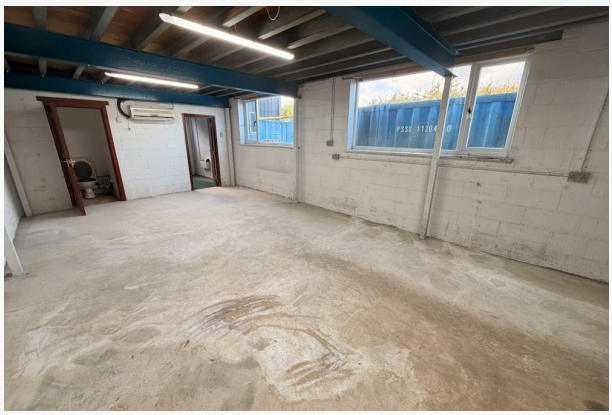
- Qualifies for 100% rates relief
- Established rural business park
- Electric loading door 2.35m x 2.45m
- WC & kitchenette
- Three phase power
- LED strip lighting

11 Hartley Business Park, Selborne Road, Selborne, Alton, GU34 3HD

Summary

Available Size	528 sq ft
Rent	£8,750 per annum
Rates Payable	£2,563.60 per annum The property should qualify for 100% rates relief. Further details from East Hampshire District Council
Rateable Value	£5,800
Service Charge	£0.20 per sq ft
EPC Rating	D (85)







Description

Unit 11 is a brick built ground floor industrial/warehouse unit. The unit comprises of open plan accommodation which is suitable for a variety of uses, including light industrial and storage uses.

The unit benefits from an electric loading bay door, LED lighting, a kitchenette and WC.

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

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

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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LOADING








LOADING