Office
TO LET

CURCHOD&CO



The Wheat House

Fountains Mall, 90-98 High Street, Odiham, RG29 1LP

Characterful Grade II Listed Office Barn Conversion

1,511 sq ft

(140.38 sq m)

- 5 car spaces
- Attractive beamed offices
- Gas central heating
- Broadband
- Kitchen
- Male and female wc's
- Velux windows
- Meeting room
- LED lighting
- Vaulted Ceiling

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Summary

Available Size	1,511 sq ft
Rent	£29,750 per annum
Rates Payable	£11,204.70 per annum
Rateable Value	£25,350
EPC Rating	EPC exempt - Listed building

Description

The property comprises a Grade II Listed building within a Conservation Area. The attractive barn conversion which was effectively rebuilt in the early 1980's is arranged on ground and first floor and has been fitted out to a particularly high standard.

Location

The property is situated within the centre of Odiham being less than 2 miles from Junction 5 of the M3 and 3 miles from Hook railway station which provides a direct link to London, Waterloo.

Fountains Mall is situated in a prominent high street location close to a mix of retail, commercial and domestic properties.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Office	1,083	100.61
1st - Office	428	39.76
Total	**1,511**	**140.37**

Terms

The office is available on a new lease for a term to be agreed.

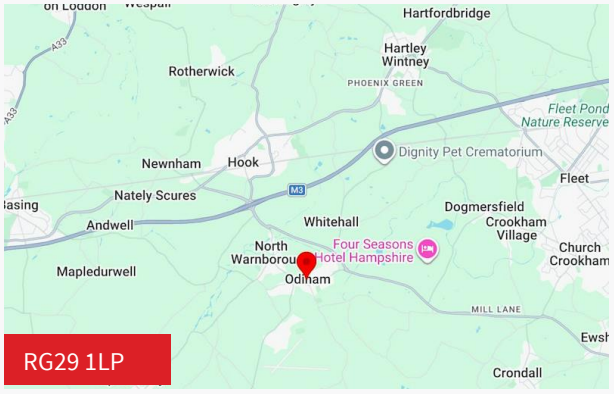
Anti Money Laundering

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 side 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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