



# Emberston +Co

Commercial + Industrial Surveyors  
Valuers • Development Consultants

**MEDSTEAD ALTON**  
**GROUND FLOOR OFFICE & STORAGE**  
**WITH AMPLE ON SITE CAR PARKING**  
**78.97 SQ MTS (850 SQ FT) APPROX**  
**VIRTUAL FREEHOLD FOR SALE**



**2a MANSFIELD BUSINESS PARK, STATION APPROACH, MEDSTEAD, ALTON GU34 5PZ**

**LOCATION:** Mansfield Business Park is located on the north side of Station Approach close to the A31 Alton-Winchester Road. [Medstead and Four Marks railway station](#) is situated 580 feet east of Mansfield Business Park

**TEL: 01252 329129**

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**DESCRIPTION:** Mansfield Park comprises eight high tech modern office units. The office is served with air conditioning, gas heating, fluorescent strip lights, carpeting, and the use of five on site car parking spaces. There is ample visitor parking within the business estate.

The offices are in good decorative order and have two good sized male and female toilet facilities. The kitchen area has sink, cupboards, dishwasher, and fridge/freezer facilities.

**ACCOMMODATION:**

**Ground Floor**

Office Space (8/10 people)	800 sq ft	74.32 sq mts
Storage/Hall	50 sq ft	4.65 sq mts

**Total Nett Usable Floor Area      850 sq ft      (78.97 sq mts)**

**SALE:** The property is offered to the market on a virtual freehold basis with full vacant possession

**PRICE:** **OIRO - £170,000** and subject to VAT if applicable for the long leasehold interest (950+ years unexpired) and subject to a nominal ground rent of £100 per annum.

**SERVICE CHARGES:** A service charge will be levied to cover maintenance, gardening, window cleaning and refuse, approx. £1,700 per annum.

**RATES:** Rateable Value £11,750. Commercial rate in the £ 49.9p. Approximate rates payable £5,864 (2023/2024). Small business rate relief may be available please contact East Hampshire District Council on 01730-234400.

**LEGAL COSTS:** Each party is to be responsible for their own legal and surveyor's costs in connection with the transaction.

**POSSESSION:** On completion of all legal formalities.

**VIEWING:** Strictly by prior appointment with the Sole Agents: **Emberson & Co.,** [www.emberson.com](http://www.emberson.com) Suite 9, Wesley Chambers Queens Road, Aldershot, Hampshire, GU11 3JD Tel No: **(01252) 329129.** Fax No: **(01252) 329120.** Mob No: **(07836) 640597.** e-mail [howard@emberson.com](mailto:howard@emberson.com) /[nick.hanson@vospers.net](mailto:nick.hanson@vospers.net)

