

PRELIMINARY MARKETING INFORMATION

NEW DEVELOPMENT – RETAIL

CLASS E USE PREMISES, 500 – 950 SQ FT

TO LET



Lymington Barns, Lymington Bottom Road, Medstead, GU34 5EW

- o Adjacent to long established, village centre style location
- o Within few hundred yards from main A31 (Winchester to Alton)
- o Private Parking as well as Customer Car Park
- o Excellent loading, servicing facilities
- o Double glazed frontages
- o Solid concrete floors, blockwork walls
- o Ready for occupier fitting out, capped services.
- o 9'6" (2.9 m) slab to ceiling

Accommodation

(Approximate measurements taken in accordance with RICS Code of Measuring Practice)

UNIT	GLAZED FRONTAGE	WIDTH (MAX)	DEPTH (MAX)	FLOOR AREA	STORAGE
1	14 ft 9 in (4.5 m)	28 ft (8.5 m)	34 ft (10.4 m)	945 sq ft (88.7 sq m)	15 sq ft (1.4 sq m)
2	14 ft 9 in (4.5 m)	20 ft 5 in (6.2 m)	25 ft 10 in (7.9 m)	510 sq ft (47.4 sq m)	–
3	10 ft 4 in (3.2 m)	18 ft 6 in (5.7 m)	41 ft (12.5 m)	769 sq ft (71.4 sq m)	–
4	14 ft 9 in (4.5 m)	28 ft (8.5 m)	40 ft (12.2 m)	895 sq ft (83.2 sq m)	–
5	14 ft 9 in (4.5 m)	24 ft 5 in (7.4 m)	27 ft 10 in (8.5 m)	681 sq ft (63.3 sq m)	39 sq ft (3.6 sq m)

Note

The formal Unit numbering is yet to be finalised. The above is purely for ease of immediate reference.

EPC

To be assessed.

Rates

To be assessed.

Terms

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

Viewing

Any inspection will be strictly by appointment with Glanfield Holmlund, Tel: 01420 544117, Mob: 07785346709,

Email: glanfield.holmlund@talk21.com

This is an active development site. Any interested parties must not approach the site.

Map

Map available on request

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 leasees must satisfy themselves as to the incidence of VAT in respect to any transaction.

Anti Money Laundering: To comply with Anti Money Laundering Regulations, Glanfield Holmlund undertake ID checks for all successful purchasers and tenants where legislations require us to do so.