

546 SQ FT BUSINESS PREMISES, AVAILABLE ON NEW LEASE – TO LET

32 Lymington Farm, Lymington Bottom Road, Medstead, Hampshire, GU34 5EW

- Self Contained, first floor unit
- Within busy village commercial centre location
- Easy access main A31 (200 metres)
- Private on-site parking – 3 spaces
- Pleasant aspect, good natural light
- Usual staff facilities
- Flexible Class E Use
- Available with existing office furniture if preferred



Accommodation

(Net internal areas measured in accordance with RICS Code of Measuring Practice)

Ground Floor	Shared Entrance	
First Floor		
Office 1	191 sq ft	17.75 sq m
Office 2	355 sq ft	32.98 sq m
WC		
Total	546 sq ft	50.73 sq m

Rates

Interested parties are advised to contact the Rating Authority, East Hampshire District Council. It is believed the premises qualify for 100% Small Business Rate Relief, subject to occupier qualification.

EPC

Available on request.

Terms

The accommodation is available on the basis of a new lease for length of term to be agreed. Rental guide on application.

Viewing

Strictly by appointment with:

Glanfield Holmlund, Tel: 01420 544117, Mob: 07785346709, Email: glanfield.holmlund@talk21.com

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.