

Office, Industrial / Warehouse

TO LET



CURCHOD&CO

INCORPORATING LONDON CLANCY



Passfield Mill Business Park

Passfield, Liphook, GU30 7RR

Office / light Industrial units

495 to 1,534 sq ft

(45.99 to 142.51 sq m)

- Ample on site parking
- Flexible terms with quick move in times
- 24/7 access
- Available immediately
- Suitable for a variety of uses

curchodandco.com | 01252 710822

Chartered surveyors, land property & construction consultants

Passfield Mill Business Park, Passfield, Liphook, GU30 7RR

Summary

Available Size	495 to 1,534 sq ft
Rent	Subject to Contract & exclusive of VAT
Business Rates	The available accommodation should qualify for full rates relief. Further details on application.
EPC Rating	Upon enquiry

Description

Passfield Mill Business Park comprises a 5 acre landscaped semi-rural setting alongside the River Wey, with a mix of industrial and office units from 400 sq ft upwards which are available on flexible terms.

The site has ample parking available for staff, visitors and commercial vehicles.

Location

Passfield Mill Business Park is located between Bordon (3.5 miles) and Liphook (2.5 miles), just 10 minutes from the A3 with fast connections to the M25 via Guildford.

Liphook has a mainline railway station with regular services to London Waterloo and Portsmouth Harbour taking approximately 1 hour to London and 30 minutes to Portsmouth.

Accommodation

The accommodation comprises the following areas measured on a net internal area basis

Name	sq ft	sq m	Availability
1st - 4G Office	495	45.99	Available
1st - Office	710	65.96	Available
1st - 1C1 Office	1,534	142.51	Available
Total	2,739	254.46	

Terms

The units are available by way of new full repairing and insuring leases for a term to be agreed.

The rent is exclusive of business rates, utilities, building insurance, service charge etc.

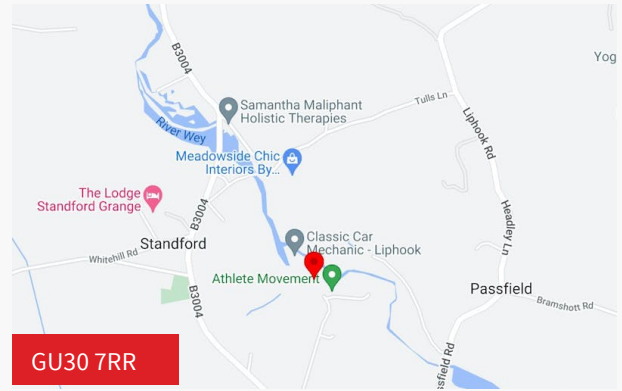
Anti Money Laundering

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 fees incurred in the letting.

All prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

Matthew Munday

01252 710822

mmunday@curchodandco.com

Caeden Ellis

01252 710822

cellis@curchodandco.com

More properties @ curchodandco.com

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 07/05/2024

