

Office, Serviced Office

TO LET



CURCHOD&CO

INCORPORATING LONDON CLANCY

INCL RENT IS VAT FREE



Index House, Midhurst Road

Liphook, GU30 7TN

Quality serviced offices

100 to 500 sq ft

(9.29 to 46.45 sq m)

- Central location near all local facilities
- On site car parking (free public car park nearby)
- Deposit of 1 month's rent
- Excellent security
- CAT 2 lighting
- Access control and entryphone system

curchodandco.com | 01252 710822

Chartered surveyors, land property & construction consultants

Summary

Available Size	100 to 500 sq ft
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

Description

The offices are on the first floor of Index House, which was constructed about 25 years ago. As such, most of the office walls are of solid construction, providing excellent sound insulation from adjacent suites. Entry to the ground floor reception area is gained via an access control and entry-phone system which is linked to all offices, with stairs leading directly to the first floor. The offices are also protected by a NACOSS approved, RedCare monitored alarm system.

Location

Index House is a modern office building situated close to The Square in the centre of Liphook. It is adjacent to Sainsburys and a variety of other shops and banks, and the railway station is 5 minutes walk.

Liphook has excellent access to Guildford, London and Portsmouth via both the A3 and the main London Waterloo to Portsmouth railway line - travel time to Waterloo is approximately 1 hour.

Terms

Units are let on a simple lease (subject to contract), which excludes sections 24-26 of the Landlord & Tenant Act 1954. Tenants may vacate after 6 months or any subsequent month having given 3 month's notice, and rent is reviewed annually with any increase limited by the current RPI.

The rent includes Local Authority rates, water rates, electricity, cleaning, waste disposal, security system, fire safety checks and routines, decoration and redecoration, internal and external maintenance, and the joint use of common entrance, kitchen and toilet facilities.

Availability

Availability changes frequently as businesses grow and contract within the building. Please contact us for current availability.

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.



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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