



## Studio 6 Crown House

High Street, Hartley Wintney, RG27 8NW

### Attractive Office Suite

**1,683 sq ft**  
(156.36 sq m)

- Prominent accessible village location
- Air conditioned
- 7 car spaces
- Flexible floor space
- Grade II listed building
- Kitchenette

# Studio 6 Crown House, High Street, Hartley Wintney, RG27 8NW

## Summary

Available Size	1,683 sq ft
Rent	£25,250 per annum
Rates Payable	£18,463 per annum To be reassessed
Rateable Value	£37,000
Service Charge	£5 per sq ft Plus Demised electricity.
Legal Fees	Each party to bear their own costs
EPC Rating	C (70)

## Description

### REFURBISHED FIRST FLOOR SUITE

Crown House is positioned in a High Street location in the attractive village of Hartley Wintney and offers a range of office suites within a period style building, all presented to a high standard and with the benefit of air conditioning.

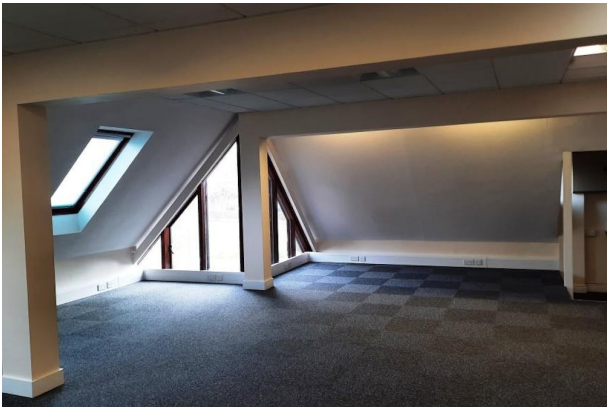
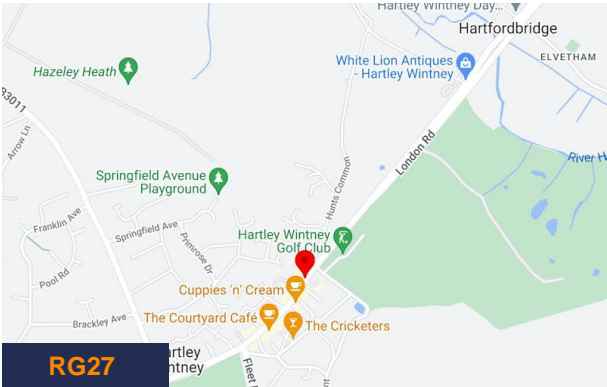
Studio 6 is arranged at 1st floor level and presents as a large open plan area plus an individual office, store room and toilet facilities. The offices have been recarpeted and redecorated throughout. There is the availability of 7 onsite car parking spaces.

## Location

Crown House occupies a prominent position on the A30 London Road to the north end of Hartley Wintney, within a very short walk of the town centre facilities that include a Post Office, convenience store, Costa Coffee, butchers, baker and a range of local retailers, together with a pub and restaurants.

## Terms

A new lease for a term by arrangement



## Viewing & Further Information



**Russell Ware**  
01256 840777 | 07747 846422  
Russell.Ware@bdt.uk.com



**Andy Gibbs**  
01256 840777 | 07766 951719  
andy.gibbs@bdt.uk.com

**Mr Neil Hockley (Hollis Hockley)**

nph@hollishockley.co.uk