



Suite 1, Fountains Mall
High Street, Odiham, RG29 1LT

**Self contained first floor office
with parking**

2,073 sq ft
(192.59 sq m)

- 5 allocated car spaces
- Gas fired central heating
- 2x WC's and kitchen
- Glazed partitions
- Attractive village setting
- Network cabling
- Coffee shop within development

Summary

Available Size	2,073 sq ft
Rates Payable	£14,096.75 per annum
Rateable Value	£28,250
EPC Rating	Upon enquiry

Description

The available office suite comprises the first floor of this attractive Listed building. The accommodation comprises mainly open plan office space, some glazed partitioned areas, 2x wc's, kitchen and separate meeting room/private office.

Location

The property is located within the centre of this attractive and historic village. Nearby amenities include the village Post Office, a range of independent retailers, banks, newsagents as well as several quality pubs and restaurants. Junction 5 of the M3 is within 2 miles providing fast access to the national motorway network. Nearby train stations at Hook and Winchfield are both within 3 miles and provide direct access to London Waterloo and the South East.

Terms

The office is available on the basis of a new effective full repairing and insuring lease for a term to be agreed. The rent is exclusive of business rates, utilities, service charge, buildings insurance etc and VAT (if applicable).

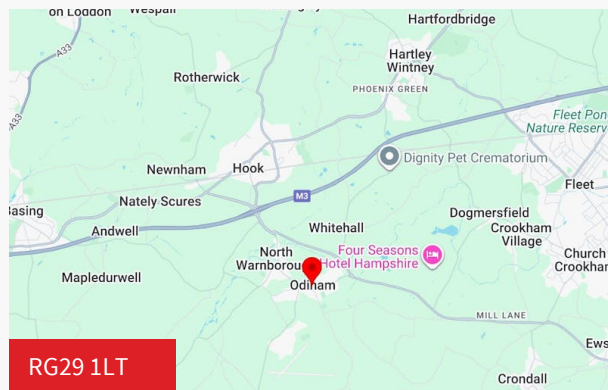
Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful tenants where legislation requires us to do so.

Legal Costs/VAT

Each side to be responsible for the payment of their own legal costs incurred in the letting.

Prices are quoted exclusive of VAT which may be charged.



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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