



ParkSteele

Chartered Surveyors & Commercial Property Agents

01252 717979

TO LET

STUDIO/ OFFICES

*Would Also Suit Leisure, Clinic,
Health and Welfare Occupiers*



**5 CRUMPLINS BUSINESS COURT
DUNLEYS HILL
ODIHAM
RG29 1DU**

Whilst these particulars are believed to be correct they do not form part of any contract.
The condition of the building systems or their continuing operation have not been checked. All prices quotes are net of VAT.

LOCATION: The premises form part of a small secure courtyard just outside Odiham on the border with North Warnborough.

Local shopping is available in the village of Odiham with a choice of a new Sainsbury's Superstore or Tesco in Hook, where there is also a mainline station on the Basingstoke to Waterloo line. Junction 5 of the M3 is close by and gives fast access to the national motorway network and beyond.

DESCRIPTION: The premises comprise a self-contained ground floor studio/office suitable for various purposes, including office, light assembly, clinic and leisure uses. The floor areas measured IPMS-3 are:

Ground Floor	74.41 SQ M	(801 SQ FT)
First Floor	<u>33.07 SQ M</u>	<u>(355 SQ FT)</u>
Total	107.48 SQ M	(1,156 SQ FT)

AMENITIES:

- * Carpeted, Heated and Lit
- * Male and Female WCs
- * On Site Parking

TENURE: A new Full Repairing and Insuring Lease is available for a term by arrangement

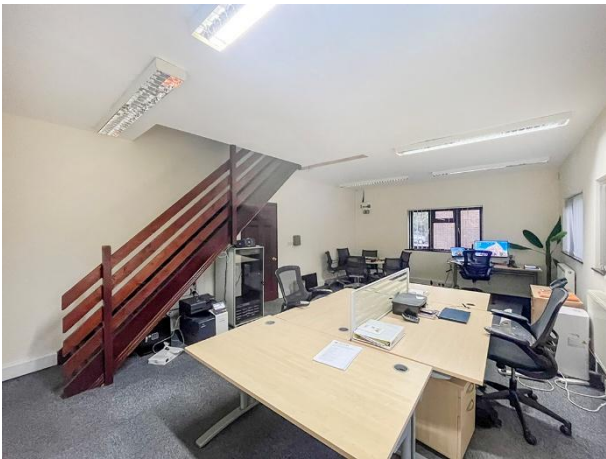
RENT: £12,000 per annum exclusive.

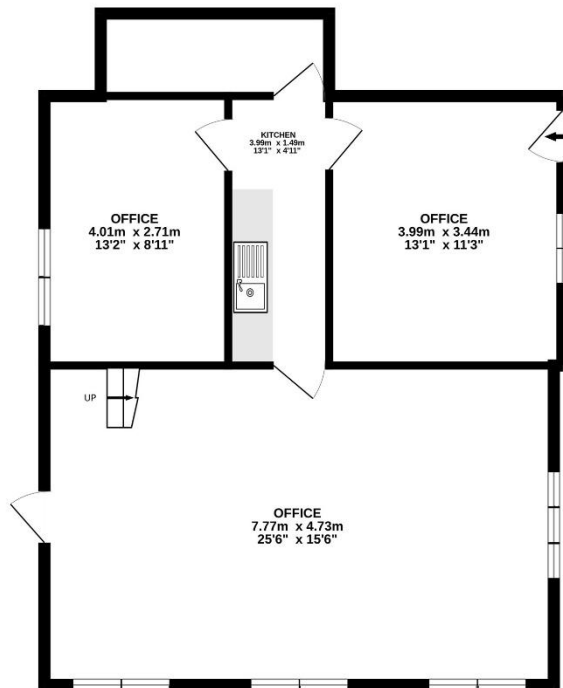
RATES: Rateable Value £5,000 payable at in the 43.2p in the £. (2026/2027)
These may be subject to reassessment following floor area changes.
However, Small Business Rates Relief should be available making these premises exempt for qualifying occupiers

EPC: D99

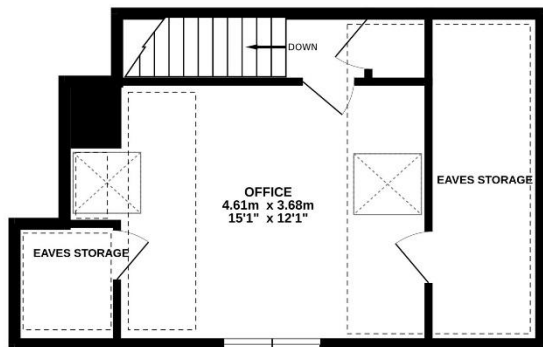
VIEWING: By appointment through **Park Steele 01252 717979.**

RICS Code for Leasing Business Premises: We draw prospective Tenants attention to this Code and its recommendation that intending Tenants obtain professional advice.





GROUND FLOOR
74.4 sq.m. (801 sq.ft.) approx.



1ST FLOOR
33.0 sq.m. (355 sq.ft.) approx.



TOTAL FLOOR AREA: 107.4 sq.m. (1156 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan above, measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Prepared by Steele Property Marketing Services
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