



ParkSteele

Chartered Surveyors & Commercial Property Agents

01252 717979

LIGHT INDUSTRIAL /WAREHOUSE UNIT
TO LET
NEW LEASE FROM FREEHOLDER



UNIT 1A
BENSONS YARD
IRON HILL
LIPHOOK
GU30 7LP

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 property forms part of a rural estate on the south side of Liphook where there is a range of shopping including Sainsbury's supermarket and a number of independent retailers. Nearby centres include Haslemere to the north and Petersfield to the south west.

The A3 is within easy reach connects with the M3 motorway, which gives access to the south coast and the national motorway network. The mainline station at Liphook offers a regular service to London on the Portsmouth to Waterloo line.

DESCRIPTION: The property comprises a modern, mid-terrace, single storey light industrial/warehouse of steel portal frame construction with profile steel cladding. It is suitable for workshops, storage and for various other purposes. The gross internal floor area extends to:

GROUND FLOOR	179.19 SQ M.	(1,929 SQ FT)
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AMENITIES:

- * WC Facilities & Kitchenette
- * Three Phase Power
- * Overhead Lighting
- * Loading Door
- * On Site Parking

LEASE: The premises are available by way of a new Full Repairing and Insuring Lease initially for a term of five years with mid-term Mutual Break Option.

RENT: £23,500 per annum exclusive.
The property is elected for VAT and accordingly this will be payable upon the Rent.

RATES: To Be Apportioned. Currently payable £9,219 per annum.

EPC: To Be Assessed following works

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.

Anti-Money Laundering Regulations. We are required by law to request and obtain additional information in respect of identity for purchasers and tenants in any transaction.

Some works to be completed by Lessor including WC, Loading Door, separation of power and division walls.



LIGHT INDUSTRIAL UNIT
47'10" x 40'4"
14.58m x 12.29m

GROUND FLOOR
1929 sq.ft. (179.2 sq.m.) approx.

TOTAL FLOOR AREA : 1929 sq.ft. (179.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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