



ParkSteele

Chartered Surveyors & Commercial Property Agents

01252 717979

SELF-CONTAINED COURTYARD OFFICES

TO LET
FAST BROADBAND
AVAILABLE



**HONEY'S HOUSE
HURST FARM
TAPLIN'S FARM LANE
WINCHFIELD
RG27 8SL**

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.

6 St Georges Yard, Castle Street, Farnham, GU9 7LW T: 01252 717979

LOCATION: The premises are situated in the sought after village of Winchfield to the south of the M3 between Odiham and Fleet. Shopping facilities are available at the former with a wider range at the latter including a Waitrose supermarket and M&S Simply Food.

Junctions 4A and 5 of the M3 are both within easy reach and there is a mainline station in the village providing a regular, fast and direct line to London Waterloo on the Basingstoke line.

DESCRIPTION: The premises comprise self-contained offices in an appealing conversion with many original features forming part of an attractive courtyard in an appealing, rural environment.

First Floor	17.8 SQ M	(192 SQ FT)
Ground Floor	<u>43.1 SQ M</u>	<u>(464 SQ FT)</u>
Total	60.8 SQ M	(656 SQ FT)

AMENITIES:

- * Rural Location with availability of Fast Broadband
- * Fully Self-Contained Accommodation
- * Heated and Lit Throughout with Kitchenette
- * WCs and Shower
- * On Site Parking Allocated for Four Cars

TERMS: Available to let by way of a new Internal Repairing and Insuring Lease for term to be agreed.

RENT: £10,000 per annum exclusive

RATES: Rateable Value £10,000 payable at 43.2p in the £ (2026/2027)
Small Business Rates Relief should be available on this property making it exempt for qualifying occupiers.

EPC: B 45

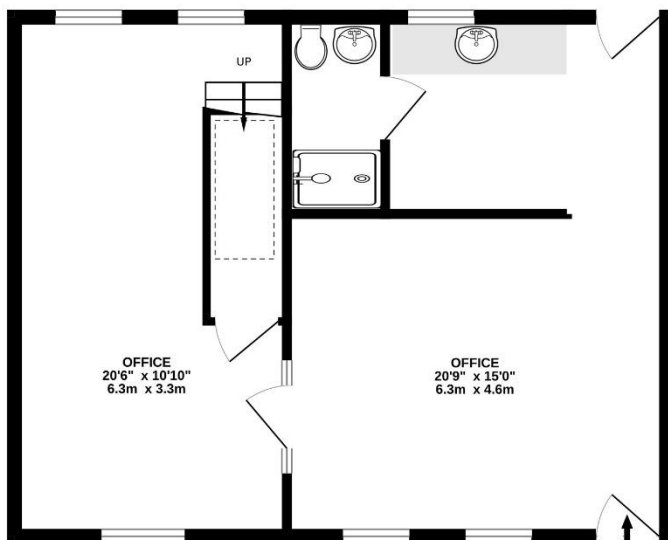
VIEWING: By appointment through **Park Steele 01252 717979**

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

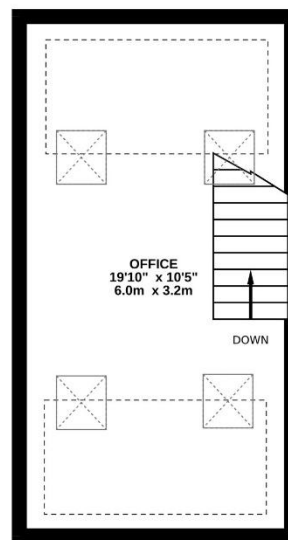




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GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR
192 sq.ft. (17.8 sq.m.) approx.



TOTAL FLOOR AREA : 656 sq.ft. (60.9 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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