



The Wheat House

Fountains Mall, 90-98 High Street, Odiham, RG29 1LP

Characterful Grade II Listed Office Barn Conversion

1,511 sq ft
(140.38 sq m)

- 5 car spaces
- Attractive beamed offices
- Gas central heating
- Broadband
- Kitchen
- Male and female wc's
- Velux windows
- Meeting room
- LED lighting
- Vaulted Ceiling

Summary

Available Size	1,511 sq ft
Rent	£29,750 per annum
Rates Payable	£11,204.70 per annum
Rateable Value	£25,350
EPC Rating	EPC exempt - Listed building

Description

The property comprises a Grade II Listed building within a Conservation Area. The attractive barn conversion which was effectively rebuilt in the early 1980's is arranged on ground and first floor and has been fitted out to a particularly high standard.

Location

The property is situated within the centre of Odiham being less than 2 miles from Junction 5 of the M3 and 3 miles from Hook railway station which provides a direct link to London, Waterloo.

Fountains Mall is situated in a prominent high street location close to a mix of retail, commercial and domestic properties.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Office	1,083	100.61
1st - Office	428	39.76
Total	1,511	140.37

Terms

The office is available on a new lease for a term to be agreed.

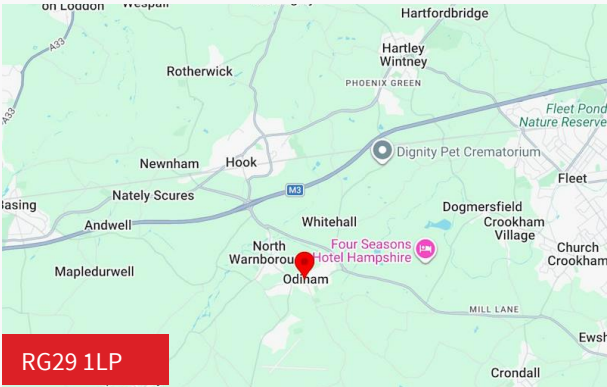
Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and 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

Jack Burghart
01252 710822 | 07770 477386
jburghart@curchodandco.com

More properties @ curchodandco.com

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T) Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 24/09/2026



