

# Open Storage

TO LET



CURCHOD&CO



## Open Storage At Passfield Mill Business Park

Passfield, Liphook, GU30 7QU

### Secure open storage

6,041 sq ft

(561.23 sq m)

- Secure yard with palisade fencing
- Power on site
- 24/7 access
- On site communal WC's
- Established business location

**curchodandco.com | 01252 710822**

Chartered surveyors, land property & construction consultants

# Open Storage At Passfield Mill Business Park, Passfield, Liphook, GU30 7QU

## Summary

|                |                                  |
|----------------|----------------------------------|
| Available Size | 6,041 sq ft                      |
| Rent           | £21,000 per annum                |
| Business Rates | N/A                              |
| Service Charge | £600 per annum                   |
| EPC Rating     | EPC exempt - No building present |

## Description

The available open storage compound is located on Passfield Mill Business Park which comprises a semi-rural setting alongside the River Wey, with a mix of industrial and office units.

The available compound is fenced and provides approximately 6,041 sq ft of open storage. The compound does have power and water could be made available. The tenant will have access to a communal toilet block.

## Location

Passfield Mill Business Park is located between Bordon (3.5 miles) and Liphook (2.5 miles), just 10 minutes from the A3 with fast connections to the M25 via Guildford.

Liphook has a mainline railway station with regular services to London Waterloo and Portsmouth Harbour taking approximately 1 hour to London and 30 minutes to Portsmouth.

## Terms

The land is available on the basis of new flexible term lease. Further details on application.

The rent is exclusive of business rates, utilities (if applicable) and VAT.

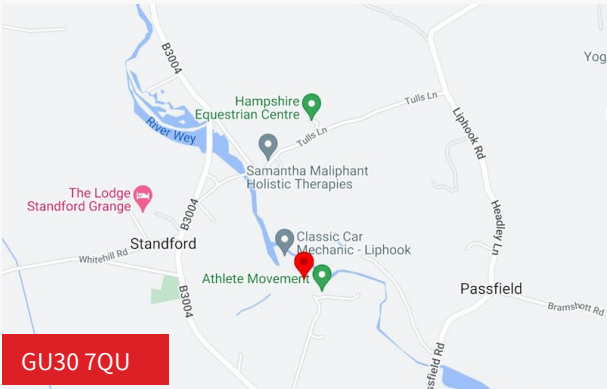
## Legal Costs / VAT

Each party to be responsible for the payment of their own legal fees incurred in the letting.

All prices are quoted exclusive of VAT which may be charged.

## 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.



## 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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