



Potato Shed 2, Hartley Business Park

Selborne Road, Selborne, Alton, GU34 3HD

Rural industrial/warehouse unit with new roof

1,680 sq ft

(156.08 sq m)

- New cladding and roof
- Electric roller shutter door (4.3m x 3.7m)
- Roof lights
- 3 phase power
- Partial rewire
- External yard lights
- Min eaves 3.5m
- Max eaves 6.5m

Summary

Available Size	1,680 sq ft
Rent	£21,850 per annum
Business Rates	N/A
Service Charge	£0.20 per sq ft
EPC Rating	EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand

Description

The unit has been comprehensively refurbished and presents in excellent condition throughout. Key features include new roof and cladding, roof lights, electric roller shutter door (4.3m x 3.7m), three phase power and concrete flooring. The property further benefits from external yard lighting, making it well suited for a wide range of industrial and warehouse occupiers.

Location

The property is situated within the established Hartley Business Park which is situated with direct vehicular access from the B3006 some 4 miles south of Alton town centre.

Whilst the property is situated in a rural location it is close to the local facilities offered in the village of Selborne with more extensive town centre facilities available in Alton.

The A3 and A31 are within easy reach with railway facilities being available in Alton (London Waterloo 60 minutes).

Terms

The premises are available on the basis of a new full repairing and insuring lease for a term to be agreed. The rent is exclusive of business rates, estate charge, building insurance, utilities etc and VAT (which will be charged).

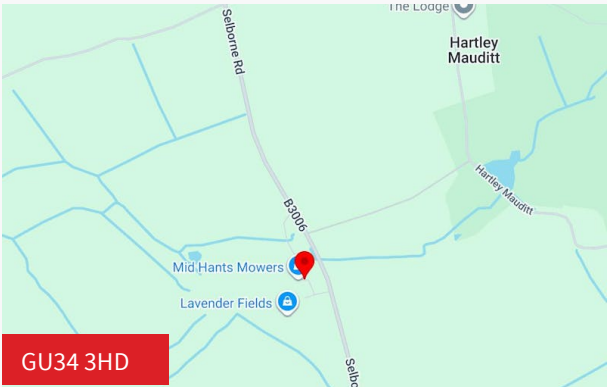
Anti Money Laundering

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 party 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

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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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