



**Lambert
Smith
Hampton**

01483 538 181

To Let

Industrial

Industrial/warehouse unit

Unit 3 Station Road, Liphook, Hampshire, GU30 7DS



- 10,995 Sq Ft (1,021.47 Sq M)
- Newly refurbished
- Loading door
- Offices

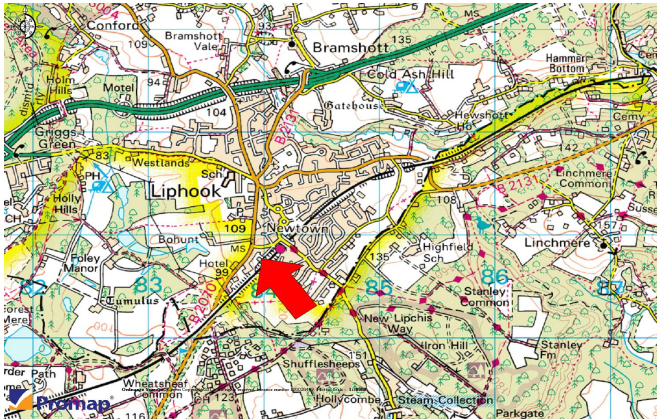


Lambert Smith Hampton

2 Bell Court, Leapale Lane, Guildford Surrey GU1 4LY T +44 (0)1483 538181

Unit 3 Station Road, Liphook, Hampshire, GU30 7DS

Location



The property is situated on the Station Road Industrial Estate close to Liphook railway station and the town centre. The A3 London to Portsmouth trunk road is 1.5 miles away providing a dual carriageway link to the M25 (junction 10) and the south coast. Guildford is around 18 miles to the north and Petersfield around 10 miles to the south

Description

Comprising an industrial/warehouse unit of steel portal frame construction with a combination of brick and profiled steel elevations. The space has recently been refurbished. Internally there is a centrally heated office area and wc's. There is a further area at mezzanine/1st floor level fitted for office use. Parking is provided externally along with loading and circulation space.

- Eaves height 5.5m approx.
- Newly refurbished
- Loading door
- Centrally heated offices
- Kitchen area and WCs
- A3 1.5 miles away approx.



Accommodation

The property comprises the following approximate gross internal floor areas:-

Floor areas	Sq Ft	Sq M
Ground - industrial/warehouse	9,135	848.73
Ground - offices	930	86.37
Mezzanine/1st	930	86.37
Total GIA	10,995	1,021.47

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Business Rates

According to the VO website the property is assessed for rates as follows:-

Rateable Value - £38,250

UBR 2018/19 - 49.3p in the £

Terms

The property is available to let on a new full repairing and insuring lease. Please refer to the agents for further details.

Rent

£8.50 per sq ft per annum exclusive.

EPC

Category D (82).

Viewing and Further Information

Viewing strictly by prior appointment with the joint agents:

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18th December 2018

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