

PROPOSED NEW OFFICE BUILDING

TO LET

1,989 sq ft/1,250 sq ft/739 sq ft

THE OLD GRANARY, HURST FARM, THE HURST, WINCHFIELD, HANTS, RG27 8SL

Rent - £35,000 per annum exclusive



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Regulated by RICS

- ▶ High quality specification
- ▶ Excellent car parking
- ▶ Carpeting
- ▶ Modern lighting
- ▶ Junction 5 of the M3, 4 miles
- ▶ Gas fired central heating
- ▶ Attractive rural environment



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LOCATION

The property is located in the centre of Winchfield in an attractive rural setting less than 10 minutes' drive from Junction 5 of the M3 motorway. The A287 is approximately 2½ miles from Hurst Farm, which provides access to the M25 via the A31 and A3. Junction 11 of the M4 motorway can be reached in under 25 minutes by car.

In addition to its excellent road links Winchfield main line railway station provides a frequent service to London Waterloo with an approximate journey time of 50 minutes.

DESCRIPTION

The property will comprise a self-contained office building with timber clad elevations under a pitched tiled roof. Adjoining units have also been constructed and refurbished to provide an attractive courtyard office development in peaceful rural surroundings.

ACCOMMODATION

The accommodation, which will be in an open plan format, has been flexibly designed and will incorporate many attractive features. All modern amenities will be included. The floor space will be arranged as follows:-

Ground floor	1,072 sq ft	(99.59 sq m)
First floor	917 sq ft	(85.19 sq m)
	1,989 sq ft	(184.78 sq m)

Alternatively, the property can be let in suites.

LEASE

A new full repairing and insuring lease is available for a term by arrangement. The lease is to exclude the Security of Tenure & Compensation Provisions of the Landlord & Tenant Act 1954. The incoming tenant will be required to lodge a rent deposit.

RENT

£35,000 per annum exclusive. Rent for separate suites on application.

LEGAL COSTS

Each party is to be responsible for its own legal costs.

FOR FURTHER INFORMATION

Contact the Sole Agents, Clare & Co, **01252 710744** / sales@clareandcompany.co.uk

In accordance with the Estate Agents' Act, 1979, a personal interest is declared in the letting of the property.

REF NO

O/0041

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