



Unit A

Station Road, Liphook, GU30 7DR

**Well located
industrial/warehouse unit.
Could suit trade counter.**

2,311 to 4,186 sq ft
(214.70 to 388.89 sq m)

- Good parking
- Secure yard
- Mezzanine floor
- Adjacent to railway station
- 1st floor office
- W.C and kitchenette

Summary

Available Size	2,311 to 4,186 sq ft
Rent	Rent on application
Rates Payable	£15,094.75 per annum
Rateable Value	£30,250
Service Charge	N/A
EPC Rating	C (74)

Description

Unit A is a purpose built end of terrace industrial unit set within an established development of warehouse and trade counter units. Adjacent occupiers include Howdens, Liphook Carpet Warehouse and Little Fish Sushi.

The property benefits from a good quality storage mezzanine with forklift gate and a secure yard to the side. There is some office accommodation at 1st floor and w.c. and kitchen facilities on the ground.

To the front of the unit is a generous parking area and additional yard space which currently houses a number of shipping containers.

Location

Station Road Industrial Estate is well located right next to Liphook Railway Station which provides a good service to the surrounding area and a direct service to London with journey times of around 1 hour.

There are good road connections to the A3 which then offers quick onward travel to the wider motorway network.

Liphook itself provides a range of facilities including supermarkets and a post office.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,311	214.70	Available
Mezzanine	1,875	174.19	Available
Total	4,186	388.89	

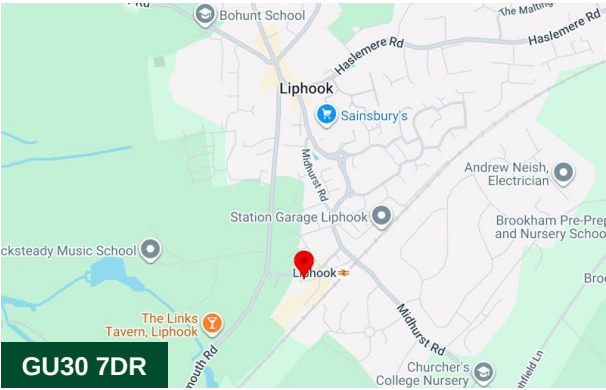
Viewings

Strictly by appointment with the sole agent

Derwent Hillside - Matthew Seary - 07950464618 - matthew@derwenthillside.co.uk

Terms

Available by way of a new lease for a term to be agreed. Further details on application.



Viewing & Further Information



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