



Available **£12,600 Per annum**

The Granary, Hawbridge Farm

Hawbridge Farm Binsted Rd, Alton

Location

The Granary at Hawbridge Farm is an attractive former granary set on a working farm in beautiful rural Hampshire. The building has recently been sympathetically converted to a modern office space, whilst maintaining its character features. The Granary is located only 2 miles from the market town of Alton and 7 miles from Farnham, it also benefits from good links to the A31 to Winchester and Guildford.

Availability

Immediately.

Description

The Granary is an attractive, brick built and timber/tin clad converted farm building with its own access and ample parking to the front.

The internal accommodation offers an open plan office space on the first floor and a separate office or meeting room on the ground floor. The Granary has its self-contained kitchen and WC facilities with additional storage areas. The unit benefits from an excellent broadband connection and modern electric heating. There is an additional storage room to the rear.

Accommodation

The unit is approximately 1,125ft² (105m²).

Rent:

£12,600 per annum paid monthly in advance (£1,050/month) No VAT, Utilities not included.

Deposit:

A deposit of £1,500 will be taken at the commencement of the agreement.

Business Rates:

The property is registered for business rates with East Hampshire council, reference 17100330948651 and rateable value of £15,000. Business rates payable by the Tenant, small business relief may apply.

Utilities:

The Granary benefits from a separately metered electricity and water supply, there is excellent Internet connection and the unit is heated by modern electric heaters.

Terms:

The premises are available on flexible terms by arrangement.

Legal Fees and deposit:

The Tenant will be responsible for 50% of the Landlord's legal fees in relation to the drafting of the lease.

Contact & Viewings:

Jack White t 07738 150163 or 01256 389253 e jack@moundsmere.co.uk

Viewings strictly by appointment with Moundsmere Estate Management Ltd.

