

SELF-CONTAINED OFFICE SUITE
In Central Village Location
with parking
TO LET
578 sq ft (53.78 sq m)

Kingstons

Commercial Property Consultants

01483 572999

www.kingstons.net



SUITE 3, HILLBROW HOUSE, LINDEN DRIVE, LISS, HANTS GU33 7RJ

- | | |
|---|---------------------------------------|
| ➤ Self-contained open plan office suite | ➤ Suspended ceiling with inset lights |
| ➤ Network cabling | ➤ Small kitchenette |
| ➤ Central heating | ➤ Separate toilet |
| ➤ Comfort cooling cassette | ➤ 2 car spaces |

*Kingstons is the trading name of Kingstons (Guildford) Limited
Registered in England and Wales No. 6204957 at
1 Wey Court, Mary Road, Guildford, Surrey GU1 4QU
www.kingstons.net*

Location

The property located in the centre of Liss, located just off the A3, 5 miles north of Petersfield. Liss benefits from regular train services on the fast mainline between London Waterloo and Portsmouth. Journey time to London approx. 70 minutes.

Description

The suite is on the first floor of this two-storey, purpose built building fronting Hillbrow Road.

The suite provides a mix of open plan with a separate meeting room in centrally heated offices with perimeter trunking, suspended ceiling, double glazed windows, blinds and comfort cooling cassette.

There is a separate kitchenette and toilet. The suite is offered with 2 car parking spaces

Accommodation

The property offers the following accommodation on a net internal area basis:

1st floor	578 sq ft	53.78 sq m
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Lease Terms & Rent

The offices are available on an assignment of the existing lease which expires 21st June 2022 at the current rent of **£7,250 per annum exclusive**. A longer term lease can be created by arrangement with the Landlord.

Rates

We have been verbally informed by the Local Authority that the premises are described as Offices & Premises and are assessed as follows:

Rateable Value: £5,400
UBR (2020/2021): 49.9p in the £

(Interested parties are advised to make enquiries with East Hampshire Local Authority – this property qualifies for small business rate relief)

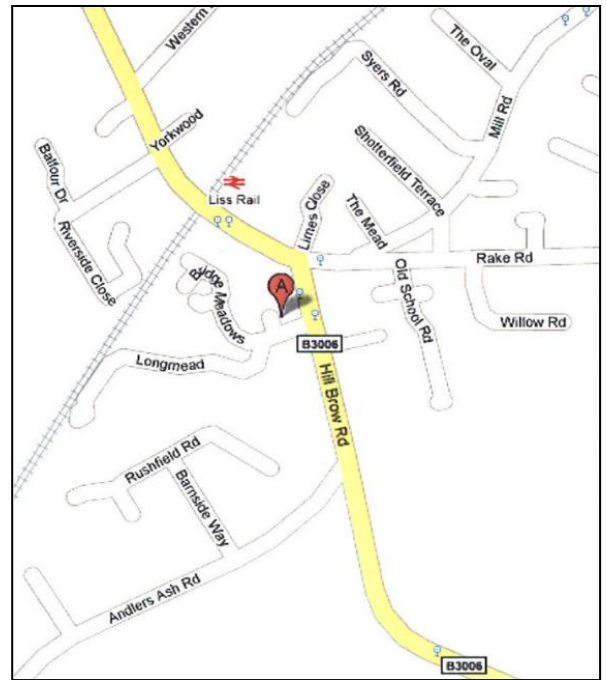
Legal Costs

Each party to bear their own legal costs incurred in any transaction.

Energy Performance Certificate

An EPC has been commission and will be available on request.

Location Map



Internal photos



Viewing & further information

Strictly by prior appointment with sole letting agents:



Peter Bellion
07905 419795
peter@kingstons.net

Whilst these details are believed to be correct, their accuracy is not guaranteed. Interested parties must satisfy themselves with respect to all information provided. These details do not constitute, or form part of, an offer or a contract. Prices and rentals are subject to VAT where applicable.

Services – The agents have not carried out tests on the mechanical, electrical or other services affecting the property. Intending purchasers or lessees must satisfy themselves independently as to the condition.