

**2 Office Suites**  
**In Central Village location**  
**TO LET**

**Kingstons**

*Commercial Property Consultants*

**01483 572999**

[www.kingstons.net](http://www.kingstons.net)



**1 & 2 Hillbrow House Linden Drive Liss Hants GU33 7RJ**

- 
- **Self-contained suites**
- **2 car spaces per suite**
  - **Open plan office**
- **Small kitchen in each suite**

**557 – 1,136 sq ft**  
**(51.7 - 105.5 sq m)**

*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](http://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 office suites are on ground and first floors in Hillbrow House on the corner of Linden Drive and Hillbrow Road in the centre of Liss. The suites are a few minutes' walk of Liss station and local shops.

The offices are mainly open plan, fully carpeted, centrally heated with their own kitchenette and toilets.

## Accommodation

Ground Floor Suite 1	557 sq ft	51.7 sq m
1st floor Suite 2	579 sq ft	53.8 sq m
<b>Total</b>	<b>1,136 sq ft</b>	<b>105.5 sq m</b>

## Rent

We are quoting a rent of **£9,500 per annum exclusive** for each suite.

## Tenure

The premises are available on new lease terms to be agreed. The suites can be taken separately or together.

## Rates

We have been verbally informed by the Local Authority that the premises are assessed for Rateable purposes as follows:

Rateable Value: £9,700  
UBR (2020/2021): 49.9p in the £

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

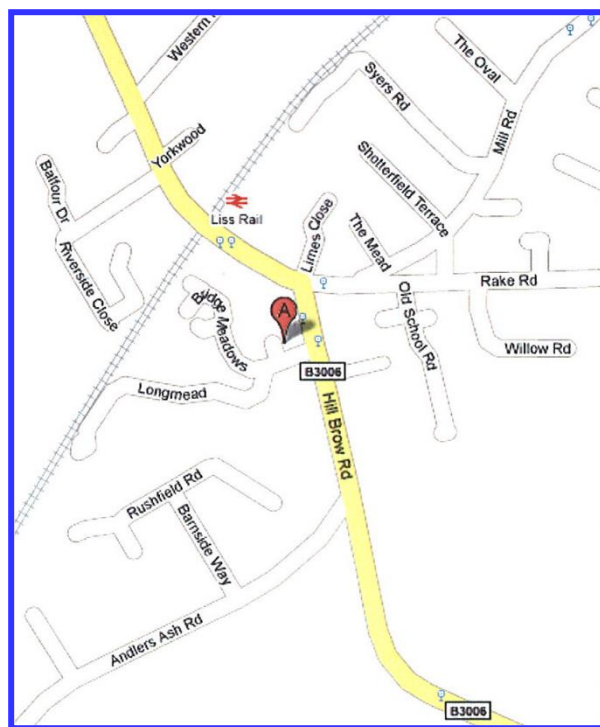
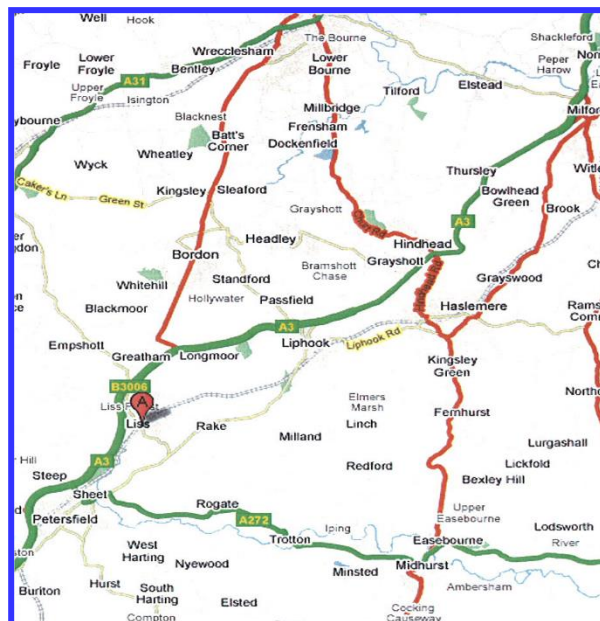
## Legal Costs

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

## Energy Performance Certificate

The property has an Energy Performance Certificate rating of C60/63.

## Location Map



## Viewing & further information

Strictly by prior appointment with sole letting agents:



**Peter Bellion**  
07905 419795  
[peter@kingstons.net](mailto: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.*