

www.wadhamandisherwood.co.uk

RG29 1LP

TO LET

OFFICES



## Suite 1, Fountains Mall, Odiham

Self contained first floor offices with parking

2,073 sq ft NIA  
(193 sq m)

Rent : £29,750.00 per annum Exclusive

## Key Points

- 6 allocated car spaces
- Gas fired central heating
- 2x WC's and kitchen
- Glazed partitions
- Attractive village setting
- Coffee shop within development
- Network cabling

**Nick Reeve**

nick@wandi.co.uk

+44 (0)1252 710822



## Location

The property is located within the centre of this attractive and historic village. Nearby amenities include the village Post Office, a range of independent retailers, banks, newsagents as well as several quality pubs and restaurants.

Junction 5 of the M3 is within 2 miles providing fast access to the national motorway network. Nearby train stations at Hook and Winchfield are both within 3 miles and provide direct access to London Waterloo and the South East.

## Sat Nav: RG29 1LP

## Description

The available office suite comprises the first floor of this attractive Listed building. The accommodation comprises mainly open plan office space, some glazed partitioned areas, 2x wc's, kitchen and separate meeting room/private office.

## Terms

The office is available on the basis of a new effective full repairing and insuring lease for a term to be agreed. The rent is exclusive of business rates, utilities, service charge, buildings insurance etc and VAT (if applicable).

## Legal Costs

Each party to be responsible for the payment of their own legal fees incurred in the letting.

## Business Rates

Rateable Value: £25,250

Uniform Business Rate: England small business 48.4p

Rates Payable: £12,221.00 per annum

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate.

Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. 24/01/17 - Suite-1-Fountains-Mall\_0117\_5237.pdf

