

**PROPERTY DETAILS**

# VERSATILE COMMERCIAL BUILDING TO LET

Location:	LIPHOOK, SURREY / HANTS / SUSSEX BORDER
Property:	Pier Copse Courtyard, Milland Lane, GU30 7JN
Size:	1,892 Sq. Ft (175.76 Sq. M)



- All enquiries welcome
- Built 2014 open plan in rural setting
- 1.8 miles to Liphook mainline station
- Country estate in National Park
- Disabled compliant & Ample car parking

CHARTERED SURVEYORS  
AND PROPERTY CONSULTANTS

The Granary  
1 Waverley Lane  
Surrey GU9 8BB  
[www.traynorryan.co.uk](http://www.traynorryan.co.uk)



## Location

1.8 miles to Liphook mainline station. Waterloo – Portsmouth hourly services with a journey time of 64 mins

Peaceful well managed rural estate.

6 Mins drive to A3. Petersfield 8 miles, Guildford 17 miles.

## Description

High quality detached building • Self-contained site • 18 car spaces • Modern construction and thermally efficient • Cat 6 integrated network cable management • Disabled compliant • Oil fired central heating • LED lighting.

## Floor Areas

The property has a Net Internal Area of 1,892 Sq. Ft.

## Rent

£28,500 per annum exclusive of all other outgoings (and VAT if applicable)

## Outgoings

All utilities are the responsibility of the tenant. The cost of buildings insurance and estate grounds etc are recoverable under a small service charge.

## Lease

A new FRI lease is available on terms to be agreed. Sections 24-28 of the Landlord and Tenant Act are Excluded.

## Business Rates

Rates payments 2020/2021 are thought to be £7,625.

The Valuation Office <http://www.voa.gov.uk> indicates a Rateable Value (RV): £15,250

The UBR (2017/2018) is 0.5

Normal rates payments = RV x UBR.

## Viewing

Strictly by appointment through sole agents Contact Warren Traynor.

01252 794144

[wt@traynorryan.co.uk](mailto:wt@traynorryan.co.uk)

## Costs

All legal costs to be borne by the ingoing tenant.



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