

## TO LET



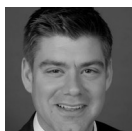
### Liphook - Industrial / Warehouse

3,150 to 4,355 sq ft (292.64 to 404.59 sq m) GIA

1979 • 2019 **40** YEARS

Unit 1B, Beaver Industrial Estate, Liphook, GU30 7EU

For viewing and further information contact:



**Steve Barrett**

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#### Key Benefits

- 3 phase electrical supply
- Electric loading door
- Trade counter and rear office
- On site parking
- Additional mezzanine storage



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# Unit 1B, Beaver Industrial Estate, Liphook, GU30 7EU

## Description

Beaver Industrial estate was built in the early 1980's and has historically been well occupied by trade counter users.

Unit B1 is an end of terrace unit of steel portal frame construction with profiled cladded elevations and an electric roller shutter loading door. The unit benefits from a trade counter with rear offices. There are currently two mezzanines; one directly above the ground floor offices and the other at the far end of the unit. Both mezzanines can be removed by the landlord if necessary.

## Location

Beaver Industrial Estate is located at the southern end of the village just off Midhurst Road.

The estate which is the main industrial estate in Liphook is a short walk from Liphook mainline railway station, with train services taking just over one hour to London Waterloo. The A3 which links Portsmouth to London is within 1 mile, the same road connects to the M27 and M25 motorways.

Sainsbury's Supermarket is a short walk from the estate.

## Accommodation

The accommodation comprises of the following on a gross internal basis:

Name	Sq ft	Sq m	Availability
Ground	3,150	292.64	Available
Mezzanine	654	60.76	Available
Mezzanine - Second Mezzanine	551	51.19	Available
<b>Total</b>	<b>4,355</b>	<b>404.59</b>	

## Specification

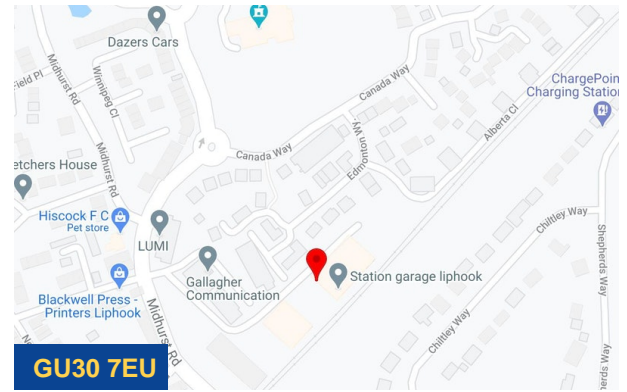
- 3 phase electrical supply
- Electric roller shutter door
- Trade counter
- Office
- Strip lighting to warehouse
- On site parking
- Male and Female WCs

## Viewings

Strictly through the sole letting agent Hurst Warne 01252 816061.

## Terms

Available on new lease on full repairing insuring terms, further information through the letting agent.



## Summary

<b>Available Size</b>	3,150 to 4,355 sq ft
<b>Rent</b>	£33,000 per annum
<b>Rates Payable</b>	£3.24 per sq ft Figure includes the mezzanines which could be removed.
<b>Rateable Value</b>	£28,293
<b>EPC Rating</b>	E (124)

## Viewing & Further Information

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