

LISTED CONVERTED BARN STYLE OFFICE WITH PERIOD FEATURES AND GENEROUS CAR PARKING SET WITHIN A RURAL BUSINESS ENVIRONMENT

TO LET – NEW LEASE TERMS

1,169 sq ft [108.6 sq m] NIA



THE OLD GRANARY

West End Farm
Upper Froyle
ALTON
GU34 4JR



LOCATION

West End Farm, Upper Froyle is located 2.5 miles north east of Alton on the north side of the A31 (Winchester/Alton/Farnham). Farnham is approximately 7 miles to the north east on the A31. The Hen & Chicken Inn Public House is located on the north side of the A31 and signposted to Upper Froyle/Treloar School. On entering Upper Froyle as the road bears round to the right, turn left, leading into the West End Farm complex (approx. 0.5 miles from A31).

DESCRIPTION

The Old Granary has been sympathetically restored and converted by the Estate and has been in office use for 10+ years.

The ground floor is divided into 2 equally sized office areas with a central core entrance hallway and two wcs. A T-point is situated in the ground floor offices (LHS).

The first floor provides an open plan area with good natural light, exposed timber beams and varnished wood flooring.

AMENITIES

- Quality barn conversion on the popular Upper Froyle Estate.
- Generous onsite car parking
- Period features and exposed beams
- New flexible lease terms
- 0.5 miles from the A31 leading to Farnham, Alton & Winchester.
- Fibre optic broadband connectivity
- Gas heating (not tested)
- 2 wcs and tea-point area.

FLOOR AREA

Ground floor

Office [RHS]	433 sq ft	[40.2 sq m]
Office [LHS]	414 sq ft	[38.5 sq m]

First Floor

Office	322 sq ft	[29.9 sq m]
Total NIA`	1,169 sq ft	[108.6 sq m]

Measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice (6th Edition).

LEASE

A new lease term to be agreed between the parties and to be contracted outside the Landlord & Tenant Act 1954, part II as amended.



BUSINESS RATES

Rateable Value	£7,900
Uniform Business Rate (19/20)	49.1p/£
Rates Payable	£3,878.90

Interested parties are advised to check with East Hampshire District Council on 01730 266551.

RENT

Year 1 - £14,500 per annum exclusive
Year 2 - £15,500 per annum exclusive
Year 3+ - £16,000 per annum exclusive

EPC

The premises have been given an Energy Performance Rating of - Awaiting

LEGAL COSTS

Each party are to be responsible for their own legal costs involved in this transaction.

VIEWING

Strictly by appointment through the joint sole agents:

Russell Ware

London Clancy

☎ 01256 462222

Email: russellware@londonclancy.co.uk

Izzy Dixon-Clegg

Savills

☎ 01722 426807

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