

TO LET



**HOLLOWAY
ILIFFE &
MITCHELL**

FLEXIBLE SERVICED OFFICE ACCOMMODATION

117 – 2,095 Sq Ft (10.87 – 194.63 Sq M)

**Passfield Business Centre
Lynchborough Road Passfield
Liphook
Hampshire**

SATNAV GU30 7SB



- ▼ Rents on 'All Inclusive' Basis
- ▼ Easy In / Out Terms



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LOCATION

The Passfield Business Centre is situated near Liphook, approximately 10 minutes from the A3 with fast connection to the M25 and mainline railway service to London via Liphook.

DESCRIPTION

The accommodation offers a range of offices around a Business Park Campus with shared reception, staff facilities, kitchen facilities, catering facilities, boardroom / conference room, full postal / franking service, full carpeted, lighting, power & IT connections.

ACCOMMODATION

Office suites range between 117 and 2,095 sq.ft
On-site parking is available dependent upon size of office taken.
Parking is abundantly available on-site and can accommodate all reasonable requirements.

TERMS

£20.00 per sq.ft. exclusive of VAT
Available on an 'easy in & out' licence agreements.
Please note that this rent includes rates, lighting, heating, service charge, general maintenance and all occupational costs.

OTHER COSTS

Each party to be responsible for their own legal costs incurred in the transaction.
Unless stated, all prices and rents are quoted exclusive of VAT.

EPC RATING

Awaiting EPC

LOCATION PLAN



DISCLAIMER

Holloway Iliffe & Mitchell Limited
Registered Office: 10 Acorn Business Park Northharbour Road Portsmouth PO6 3TH

For the Lessors or Vendors of this instruction, whose Agents they are, give notice that; These particulars are set out as general guidance only to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Lessees, Purchasers or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Holloway Iliffe & Mitchell has any authority to make any representation or warranty whatsoever in relation to this property.

VIEWING

Strictly by appointment with sole agents

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As responsible landlords, our client has regard to the recommendations of the Code of Practice for Commercial Leases in England & Wales. If you are professionally represented, you should ask your advisor for a copy. Alternatively, the document can be found at www.lettingbusinesspremisses.co.uk or be obtained from The Royal Institution of Chartered Surveyors (Tel: 020 7343 3806) In accordance with the code, our client is willing to consider alternative lease terms to those proposed. If you wish to suggest different terms, please set these out clearly in your reply. Please bear in mind however that variations may affect the level of rent proposed.

