

01329 221199

eddisons.com

OFFICES – TO LET

Eddisons



East Suite, Manor Barn Farm, North Lane, Clanfield PO8 0RL

£15,500 PAX

90.7 sq. m. (977 sq. ft.)

- ATTRACTIVE SEMI-RURAL OFFICES
- EASY ACCESS TO A3
- PETERSFIELD TRAIN STATION APPROX. 10 MINS BY CAR
- FIBRE BROADBAND TO THE PROPERTY

LOCATION

The property is located within Clanfield, a large village situated on the boundary of the South Downs National Park. Clanfield is positioned approximately 12 miles north of Portsmouth a major regional port and a hub for commercial activity, while the attractive market town of Petersfield is located approximately 7 miles away by car.

Clanfield benefits from a range of local amenities in the village centre, in addition to easy access to the A3, leading north to Guildford and south to Portsmouth. A direct line to London Waterloo is available from Petersfield train station (approx. 1 hour journey time). The offices are situated within a semi-rural location with residential, agricultural and commercial properties in the local vicinity.

DESCRIPTION

The property comprises a single storey 'T' shaped office with partly vaulted ceilings, and principally provides two open plan offices with ancillary glazed / portioned meeting rooms.

Kitchenette and toilet facilities are provided in addition to data trunking. Externally allocated parking is provided with landscaped grounds.

The property has the following approximate floor area measured on a net internal basis:

90.7 sq. m. (977 sq. ft.)

RENT

The offices are available to let on terms to be agreed at a commencing rental of £15,500 pax.

VAT

We understand the property is elected for VAT.

BUSINESS RATES

To be assessed.

SERVICE CHARGE

The property is subject to a service charge contribution. Tenant responsible for 50% of cost of grounds maintenance and sewage treatment plant maintenance. Capped at £2,000 per annum exclusive.

SERVICES

The property has mains connections to water and electricity, with private drainage and oil fueled under floor heating.

LEGAL COSTS

Each party to bear their own costs incurred in the transaction.

EPC

Being assessed.

VIEWING

Strictly by appointment with the sole agents:-

Eddisons
incorporating Daniells Harrison



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Ref: NH310524
Date: 31st May 2024



For more information, visit [eddisons.com](https://www.eddisons.com)
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