

TO LET COMMERCIAL UNIT



Newtonwood Workshop Hawthorn Road, Four Marks, Alton, GU34 3EW

- Substantial workshop space
- Office provided within the workshop
- Stunning rural location

Overall 448.05 sq.m (4,822.77 sq.ft) | Ample on site Parking

£20,000 PER ANNUM

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Newtonwood Workshop offers a substantial workshop space, complemented by an ancillary office area which is in need of redecoration. The property benefits from ample on-site car parking and is set within an attractive rural location, presenting potential for further improvements in the future.

Location

Newtonwood Workshop is located on the Rotherfield Park Estate, close to the village of East Tisted. The property enjoys an attractive rural setting within the South Downs National Park. The building lies a short distance from the A31 providing good road links to Alton and Winchester.

Accommodation and Rent

Overall approximately 448.05 sq.m (4,822.77 sq.ft) at £20,000 per annum.

The workshop area extends to approximately 289.45 sq.m (3,115.61 sq.ft) and the office space to 158.6 sq.m (1,707.16 sq.ft) which requires improvements.

Rent is exclusive of VAT and utilities are charged monthly. No service charge is applicable.

Business Rate

Rates will be payable by the Tenant to East Hampshire Council.

The rateable value of the building is £27,000.

Terms

The premises are available on an internal maintaining and repairing lease for a term by arrangement and subject to regular rent reviews.

The rent is exclusive of all outgoing and VAT and will be payable monthly in advance.

Legal Costs

Each party will be responsible for their own legal costs incurred.

Contact

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Local Authority

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Viewing

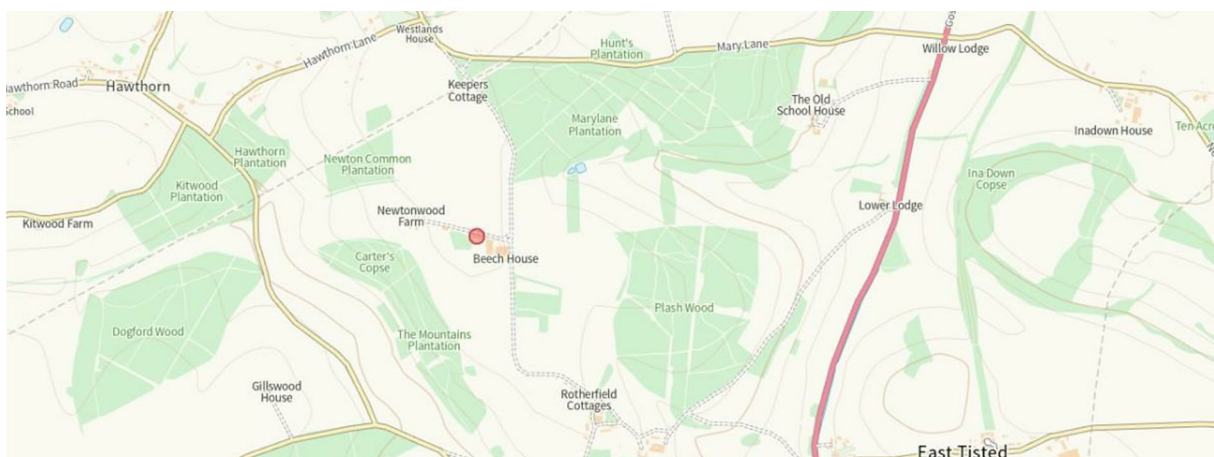
Strictly by appointment with BCM Wilson Hill

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Directions

From the A31, turn south at the Chawton roundabout onto the A32 towards . Continue for approximately 3 miles before turning right towards East Tisted. Follow through the village, where the entrance to the building will be found on the left-hand side.



IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Landlord give notice that: 1. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact 2. Applicants must rely on their own enquiries by inspection or otherwise on all matters 3. The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties in relation to this property 4. Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the let nor with regards to parts of the property which have not been photographed. 5. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order nor have BCM Wilson Hill tested them.