

PROPERTY PARTICULARS



**HOLLOWAY
ILIFFE &
MITCHELL**
023 9237 7800

8 Acorn Business Park, Northarbour Road, Portsmouth, PO6 3TH

www.hi-m.co.uk

TO LET

DETACHED OFFICE BUILDING WITH CAR PARKING

170.37 sq.m / 1834 sq.ft



**11 ST. GEORGE'S WALK
HAMBLEDON ROAD
WATERLOOVILLE
HAMPSHIRE PO7 7TU**



To receive regular updates by email or to change your property requirements, please e-mail info@hi-m.co.uk

E-brochure: www.e-netmarket.net/magazines/him

11 St George's Walk Hambledon Road Waterlooville**LOCATION**

St. George's walk forms part of Hambledon Road which leads from the Waterlooville pedestrianised shopping precinct to the Inner Relief road. Immediately to the rear of the premises is the Asda supermarket.

DESCRIPTION

The property comprises a detached office building over three floors with 9 car parking spaces to front and rear. The property has the benefit of all modern facilities, heating, lighting, carpets and intruder alarm.

ACCOMMODATION**Ground floor main office**

4 rooms comprising	47.19 sq.m / 508 sq.ft
Single store extension with single office	9.94 sq.m / 107 sq.ft
Kitchen	5.57 sq.m / 60 sq.ft
Ladies & Gents Cloakrooms	
Access to rear car park	

First Floor 4 separate offices totalling 56.67 sq.m / 610 sq.ft

Second floor Open plan storage/ office 51.00 sq.m / 549 sq.ft

RATES

You are advised to make your own enquiries in this regard to Havant Borough Council or visit www.voa.gov.uk. Our enquiries indicate a rateable value of £10,500.

TERMS

Available on a new lease is for a term to be agreed.

RENT

£xxxxxx per annum exclusive of rates.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

Strictly by appointment through sole agents **Holloway Iliffe & Mitchell;**

023 9237 7800



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.commercialleasecode.org.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 effect the level of rent proposed.