

WAREHOUSE UNIT - STORAGE USE ONLY TO LET

834 ft² (77.48 m²)



**UNIT 21, Moor Place Farm, Plough Lane, Bramshill,
Hook, Hampshire, RG27 0RF**

**7 Alexandra Road
Farnborough
Hampshire
GU14 6BU**

T: 01252 415900

www.clareandcompany.co.uk
ds@clareandcompany.co.uk

Advice and Expertise on
the following:

Sales

Lettings

Acquisitions

Rent Reviews

Lease Renewals

Opinion of Values

Investments

Land



- ▶ **PREMISES SITUATED IN A QUIET RURAL LOCATION**
- ▶ **EVERSLEY, HARTLEY WINTNEY & HOOK WITHIN A FEW MILES**
- ▶ **ELECTRIC LOADING DOOR**
- ▶ **A NEW 3 YEAR LEASE AVAILABLE**

Misrepresentation Act 1967 – Clare & Co for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Clare & Co has any authority to make or give any representation or warranty whatever in relation to this property; (iii) intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of the particulars; (iv) we confirm that we have not tested any of the services affecting the property and have not undertaken any investigations into land, air or water contamination. Intending purchasers or lessees should make their own enquiries in this regard.

Finance Act 1989 – Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION

Set in a rural location near Eversley, Hook & Hartley Wintney. Plough Lane is situated off the Bramshill Road from Eversley to Heckfield.

DESCRIPTION

The warehouse unit has a concrete floor, single phase electricity, led lights, the unit has a maximum height to the underside of the haunch of 18'4" (5.58m) with minimum height to the underside of haunch of 14'7" (4.44m). There is an electric loading door which is 10' (3.05m) wide by 11'3" (3.43m) in height. There is no parking with the unit just loading/unloading. There is no waste disposal.



RENT

Offers in the region of £12,500 per annum exclusive (£15 ft²). The rents are paid monthly in advance by standing order and exclude business rates, service charge, building insurance and water rates. In normal circumstances the landlord will require 3 months' rent in advance. Both individual and communal Electricity costs will be billed separately to the tenant monthly.

SERVICE CHARGE

The annual service charge pro rata is £80 a month plus VAT to be reviewed annually for the first time on 1st April 2025. This will be added to the monthly standing order for the rent and covers insurance and maintenance of common areas.

ELECTRICITY

Electricity supply for the unit will be metered and charged separately at current rates.

BUSINESS RATES

The property is not assessed for business rates.

TERMS

The unit is available on a new 3-year lease. The leases are to be excluded from the 1954 Landlord & Tenant Act.

DEPOSIT

A 3-month rent deposit will be required which is based on the full rent including an amount of money equivalent to VAT i.e. a figure of £3,750.

VAT

VAT will be chargeable on the rent and service charge.

LEGAL COSTS

Each party is responsible for their own legal costs.

VIEWING

Strictly by appointment with the **Sole Agent**:

Keith Harpley
Clare & Company
7 Alexandra Road
Farnborough
GU14 6BU

Telephone: 01252 415900

Mobile: 07949 016459

Email: keith@clareandcompany.co.uk

REF – 21/042C