

Upon instructions from



NEW BARN STYLE WAREHOUSE

TO LET

**Total floor area
134.2 sq m (1,445 sq ft)**



**Pale Lane Barn, Pale Lane, Elvetham, Nr Hartley Wintney, Hampshire,
RG27 8DH**

- ◆ **New Detached Building**
- ◆ **Parking for 6 plus cars**
- ◆ **Power Points and Lighting Connected**
- ◆ **Convenient for Fleet and Hartley Wintney**



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Tel: +44 (0)2380 330442

Winchester

Southgate Chambers
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SO23 9EH
Tel: +44 (0)1962 607080

info@londonclancy.co.uk

**Commercial Property
Consultants**

Chartered Surveyors

Pale Lane Barn, Pale Lane, Elvetham, Nr Hartley Wintney, Hampshire, RG27 8DH

LOCATION The premises are situated just off the Fleet Road A323 between Fleet and Hartley Wintney on the Fleet side close to the M3 underpass. Both Fleet and Hartley Wintney are about 2 miles distant. The M3 Motorway can be accessed within about 4 miles of the property at junction 4a. Fleet mainline railway station is within 2 miles and Waterloo is approximately 40 minutes.

DESCRIPTION A new barn style warehouse with timber clad elevations under a fibre cement roof with concrete floor. Double loading doors either end, rooflights, power points, fluorescent lighting. Height to underside of eaves at its highest point 2.79 m (9'2") at its lowest point it is 2.23m (7'4"). The unit is ideal for storage, it does not have water connected and there is no W.C or wash hand basin facilities.

ACCOMMODATION

Total floor area **134.2 sq m (1,445 sq ft)**

Measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice (6th Edition).

Outside parking for 6 plus cars.

LEASE A new lease is available on flexible terms subject to periodic rent reviews

RENT Offers invited in the region of £9,500 per annum exclusive.

LEGAL COSTS Both parties are to be pay their own legal costs.



VIEWING: Strictly by appointment with the sole agents, please contact.

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