

HARTLEY WINTNEY, Hampshire

Character Offices with 16 car parking spaces

1,851 sq. ft (172 sq m)

www.hurstwarne.co.uk



**Marlborough House, High Street, Hartley Wintney,
Hampshire RG27 8NY**

To Let

- Up to 16 on-site car parking spaces
- Trunking for power, telephone and data cabling
- Toilets on both floors
- Kitchen space on both floors
- Additional building for storage/offices or other use

Regulated by RICS

Location Map

To view a location map go to www.multimap.com and type in postcode RG27 8NY

Location

The popular and historic Hampshire village of Hartley Wintney is located on the main A30 trunk road with the property being equidistant from junctions 4a and 5 of the M3 motorway. The town is also served by a mainline railway station at Winchfield approximately 2.5 miles from the property (London Waterloo approx. 55 mins).

Description

Marlborough House is located on a prominent site at the north-east entrance to Hartley Wintney village fronting the main High Street. The local shops, banks, public houses and restaurants are all within a short walk of the property.

Marlborough House provides office accommodation over two floors within a character building.

There is parking for 16 vehicles in the private car park which can be accessed from the High Street or from the road that runs parallel to the High Street past the cricket ground.

The office space is mainly contained within seven separate rooms providing individual offices from 99 sq ft to 328 sq ft. There is an area on the ground floor of 278 sq ft which has been partitioned but could be returned to an open plan area.

In addition there is a front lobby reception area of 135 sq ft and a rear lobby reception area of 151 sq ft.

Access to the building is through the main entrance fronting the High Street or through the rear entrance from the private car park.

Amenities:

- Up to 16 on-site car parking spaces
- Trunking for power, telephone and data cabling
- Toilets on both floors
- Kitchen space on both floors
- Good natural lighting
- Cellar
- Additional building for storage/offices or other use

Accommodation

The following approximate floor areas have been calculated in accordance with the RICS Code of Measuring Practice:

Ground floor offices	1,026 sq ft	(95.3 sq m)
Ground floor front lobby	135 sq ft	(12.6 sq m)
First floor offices	825 sq ft	(76.7 sq m)
Combined Offices area	1,986 sq ft	(184.5 sq m)

Rent/Terms

The offices are available to let on new flexible lease terms. Further details on rent and terms upon application.

Viewing & further information:

Strictly by appointment through the sole letting agents:

Contact	or
David Shephard:	Steve Barratt
david@hurstwarne.co.uk	steve@hurstwarne.co.uk
Tel: 01252 816061	Tel: 01252 816061