

4 SELF CONTAINED OFFICE SUITES

715 sq ft - 2,658 sq ft approx.

FOR SALE



STATION HOUSE

STATION ROAD • MIDHURST • WEST SUSSEX • GU29 9RE

LOCATION:

Midhurst is a market town set in the Rother Valley of West Sussex, an Area of Outstanding Natural Beauty. Station House is conveniently situated off the A286 between Haslemere and Chichester and within walking distance of the town centre. This picturesque town boasts 2 international hotels and other retailers include ladies fashion shops, estate agents and the free Grange car park.

This is an ideal opportunity to secure individual office suites on long leases with designated parking for each office.

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DESCRIPTION:

The Development of the Station House will provide self-contained office suites to a high standard with a common entrance area, open plan carpeted office areas with good natural lighting and air conditioning.

ACCOMMODATION:

[all areas are NET Total approx.]

Suite 1	715 sq ft + 3 car spaces
Suite 2	864 sq ft + 4 car spaces
Suite 3	715 sq ft + 3 car spaces
Suite 4	904 sq ft + 4 car spaces

NOTE: There will also be 2 designated car spaces for visitors

AMENITIES:

- Tea Station and WC facilities
- Shower to each suite
- Balcony (first floor)
- Dedicated Courtyard to ground floor suites
- Air Conditioning
- Suspended ceilings with recessed lighting
- Oak window boards
- Skirting trunking
- Disabled W.C. facilities
- Fully carpeted
- Designated parking for each suite

PRICE:

Suite 1	£195,000.00
Suite 2	£225,000.00
Suite 3	£195,000.00
Suite 4	£225,000.00

VAT:

The Premises have been registered for VAT which will be charged on either the sale price or the rental.

RATES:

To be advised.

LEGAL COSTS:

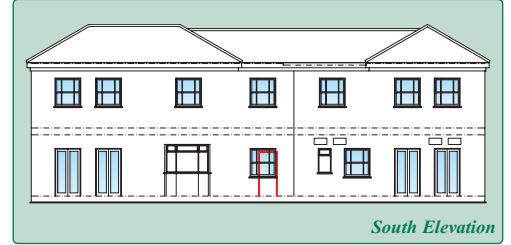
Each party to bear their own legal costs.

VIEWING:

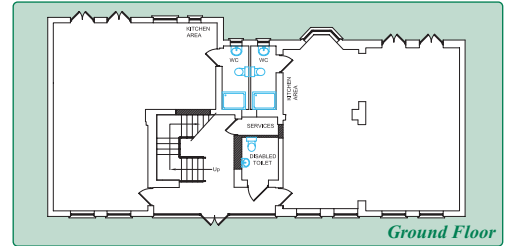
Strictly by prior appointment through the **Sole Agents:-**



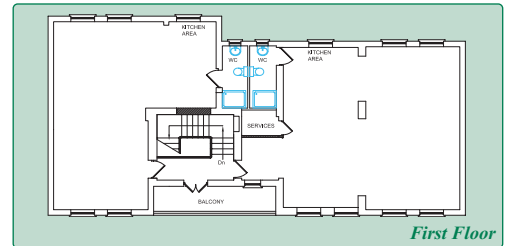
North Elevation



South Elevation



Ground Floor



First Floor



Andrew Russell BSc (Hons) MRICS

01483 538131

andy@gascoignes.com

Gascoignes • Trevone House • Pannells Court • Guildford • Surrey GU1 4EU

T: 01483 538131 F: 01483 557549

w: www.gascoignes.com e: enquiries@gascoignes.com

NOTE:

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