

UNIT 6

BEAVER INDUSTRIAL ESTATE | LIPHOOK
GU30 7EU



**INDUSTRIAL / WAREHOUSE UNIT - SUITABLE FOR
LIGHT INDUSTRIAL / STORAGE**

TO LET - 969 SQ FT (90.02 SQ M)

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hurstwarne.co.uk

KEY BENEFITS

- Suitable for trade counter
- 4m minimum eaves height
- Roller shutter door
- 3 phase power
- On-site parking
- Small ground floor office
- Additional units available

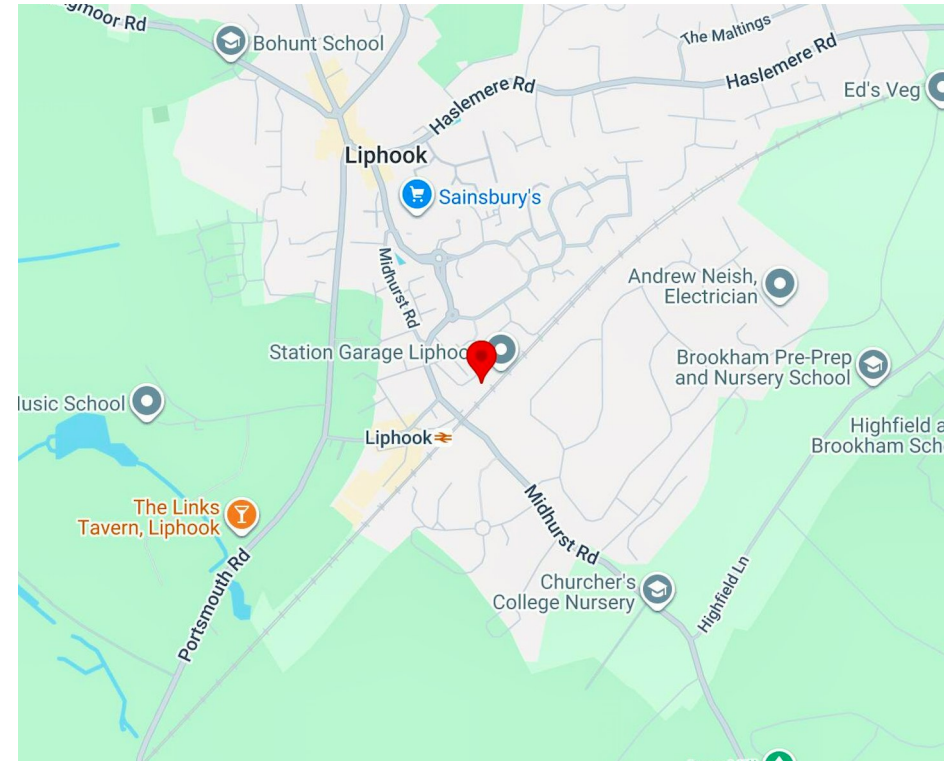
LOCATION

Beaver Industrial Estate is located at the southern end of the village just off Midhurst Road. The estate which is the main industrial estate in Liphook is a short walk from Liphook mainline railway station with services taking just over one hour to London Waterloo.

The A3 which links Portsmouth to London is within 1 mile, the same road connects to the M27 and M25 motorways. The centre of Liphook and Sainsbury's superstore are within a few minutes walk from the premises.

DESCRIPTION

Unit 6 is a mid terrace unit of steel portal frame construction with profiled cladded elevations and a roller shutter loading door. The warehouse benefits from 4m minimum eaves height and three-phase power. There are small offices on the ground floor, and external parking to the front of the unit.



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SUMMARY

- Rent: £18 per sq ft
- Available Size: 969 sq ft
- Rates Payable: On application
- EPC: On application



ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
Unit	969	90.02	Available
TOTAL	969	90.02	

VIEWINGS & INFORMATION



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