

UNITS B2/ B4

BEAVER INDUSTRIAL ESTATE | LIPHOOK
GU30 7EU



**LIGHT INDUSTRIAL / WAREHOUSE UNIT AND SECURE
YARD**

TO LET - 6,300 SQ FT (585.29 SQ M)

 **Hurst
Warne**

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hurstwarne.co.uk

KEY BENEFITS

- Less than 1 mile from the A3
- Main industrial location in Liphook
- Large yard
- Walking distance to Liphook mainline station
- 2 loading doors
- Three phase power
- Offices
- Minimum eaves height of 4.3m

LOCATION

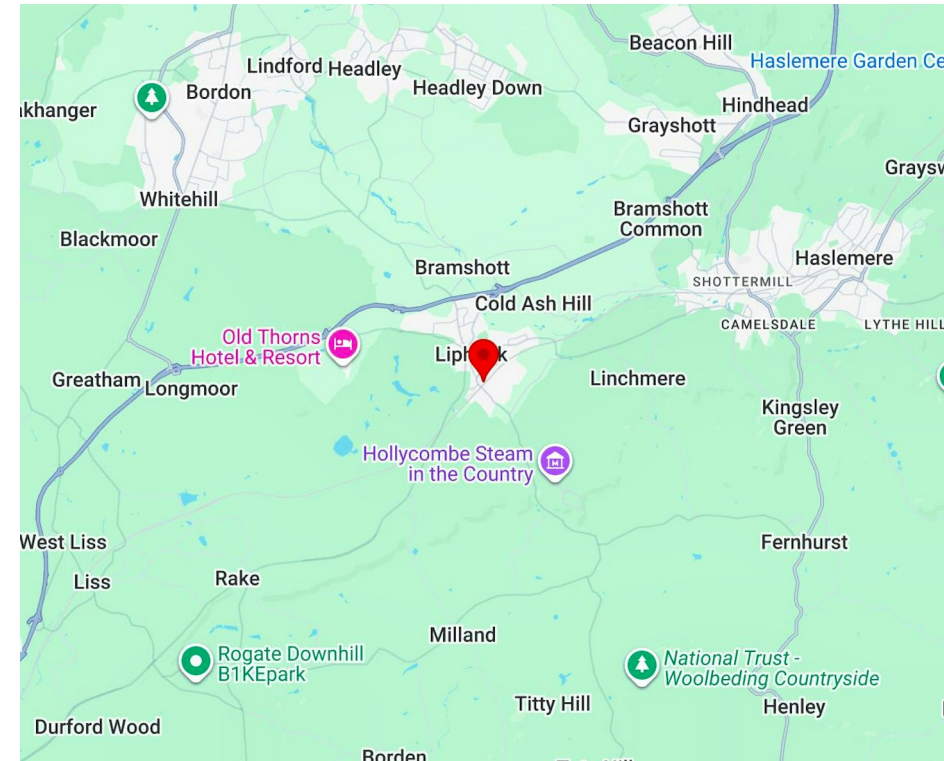
Beaver Industrial Estate is located at the southern end of the village just off Midhurst Road. The estate which is the main industrial estate in Liphook is a short walk from Liphook mainline railway station with services taking just over an hour to reach London Waterloo.

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

DESCRIPTION

Unit 2B/4B is a double bay warehouse/industrial unit is of steel portal frame construction with part brick, part profiled cladded elevations. The unit benefits from two main loading doors and a large secure yard/parking area to the front.

Within the main warehouse, there is office accommodation on one side, and an additional welfare block on the other side.



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SUMMARY

- Rent: Rent on application
- Available Size: 6,300 sq ft
- Rates Payable: On application
- EPC: On application



ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
Ground	4,271	396.79	Available
Ground - Office	1,353	125.70	Available
Ground - Welfare block	676	62.80	Available
TOTAL	6,300	585.29	

Floor areas are approximate GIA

VIEWINGS & INFORMATION



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SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable.

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