

OFFICES / LIGHT STORAGE / MEDICAL OR HEALTH SERVICES / THERAPY / TREATMENT ROOMS / WORKSHOP TO LET



428 ft² (39.8m²)

UNIT 15 MOOR PLACE FARM, PLOUGH LANE, BRAMSHILL, HOOK RG27 0RF

**7 Alexandra Road
Farnborough
Hampshire
GU14 6BU**

T: 01252 415900

www.clareandcompany.co.uk
ds@clareandcompany.co.uk

Advice and Expertise on
the following:

Sales

Lettings

Acquisitions

Rent Reviews

Lease Renewals

Opinion of Values

Investments

Land



Archive picture

- ▶ **PREMISES SITUATED IN AN ATTRACTIVE RURAL LOCATION**
- ▶ **HARTLEY WINTNEY & HOOK WITHIN A FEW MILES**
- ▶ **2 CAR PARKING SPACES AVAILABLE**
- ▶ **FAST FIBRE BROADBAND**

Misrepresentation Act 1967 – Clare & Co for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Clare & Co has any authority to make or give any representation or warranty whatever in relation to this property; (iii) intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of the particulars; (iv) we confirm that we have not tested any of the services affecting the property and have not undertaken any investigations into land, air or water contamination. Intending purchasers or lessees should make their own enquiries in this regard.

Finance Act 1989 – Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION

Moor Place Farm units are situated just off the road between the A327 at Eversley and the B3011 at Heckfield.

DESCRIPTION

Moor Place comprises a conversion of a farm building offering a mix of office/light industrial premises. The first-floor unit is suitable for use as offices/light storage/ Light Storage / Medical Or Health Services / Therapy / Treatment Rooms / Workshop.

AMENITIES

- Insulated ceiling
- Efficient electric heaters
- Fitted carpet
- Energy saving lighting
- Attic storage above ceiling (via retractable ladder)
- Fitted kitchen including dishwasher and fridge



Archive Pictures

RENT

Offers in the region of £7,800 per annum exclusive. The rents are paid quarterly in advance and exclude business rates, service charge, building insurance and water rates. Both individual and communal Electricity costs will be billed separately to the tenant on a monthly basis. In normal circumstances the landlord will require 3 months' rent in advance.

SERVICE CHARGE

The annual service charge is £1,008; this covers water, insurance, waste, and maintenance of common areas.

ELECTRICITY

Electricity supply for the unit will be arranged with supplier of choice.

BUSINESS RATES

The current rateable value of the property is £7,700 which equates to rates payable of approximately £3,842 for 2025/2026, however, if the property is to be your only business premises, then you will qualify for the “small business rates relief which provides 100% business rates relief at this rateable value level, however, we recommend that interested parties check this information with the business rates department at Hart District Council on 01252 622122.

TERMS

The unit is available on a new 3-year lease with a mutual break clause of 6 months after the first year. The leases are to be excluded from the 1954 Landlord & Tenant Act.

DEPOSIT

A 3 months’ rent deposit will be required.

VAT

VAT will be chargeable on the rent and service charge.

LEGAL COSTS

Each party is responsible for their own legal costs.

ENERGY PERFORMANCE CERTIFICATE (EPC)

To be carried out.



VIEWING

Strictly by appointment with the **Sole Agent:**

David Savage
Clare & Company
7 Alexandra Road
Farnborough
GU14 6BU

Telephone: 01252 415900

Mobile: 07798 761028

Email: ds@clareandcompany.co.uk

REF – 21/042C – Unit 15