

PROPERTY DETAILS

OFFICE  
TO LET

Location:	LIPHOOK, HANTS
Property:	Chiltee Manor, Haslemere Road, GU30 7AZ
Size:	231 – 1,925 Sq Ft (22 – 178 Sq M)



Key Features

- **Magnificent listed Manor House**
- **Ample Parking**
- **Close to village centre**
- **Central heating**
- **Well landscaped grounds and outlook**
- **Flexible lease terms**

CHARTERED SURVEYORS  
AND PROPERTY CONSULTANTS

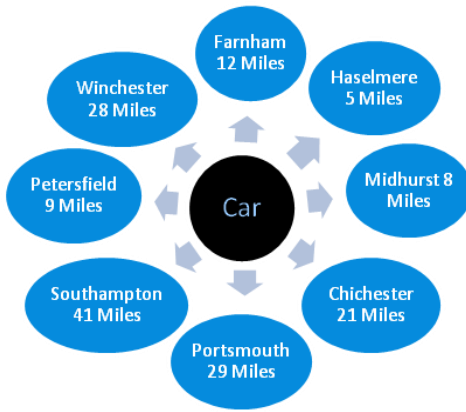
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## Location



- Surrey / Hampshire borders
- Easy access to A3 trunk road
- Close to village centre
- Affluent village
- Commuter belt
- All local facilities within easy walking distance
- London Waterloo 65 minutes every half hour

## Description

This fine imposing Victorian Manor house is occupied by a number of well established tenants set within its own open well landscaped grounds offering ample tenant and visitor parking.

- Reception area
- Well presented common corridors and hallway
- Central heating to all suites
- Suspended ceilings
- Spot lighting
- Furniture available if requested
- Entry phone system
- Superb views

### Floor Areas (Net Internal Area NIA)

Suite	Floor	NIA (M)	NIA (Sf)	Rent	PCM
19	First	24.3	262	£	330
4	Ground	27.2	293	£	370
5	Ground	37.9	408	£	520
8	Ground	31.7	341	£	430
20	First	36.2	390	£	490
21	First	21.5	231	£	290

### Car Parking

The property has ample car parking spaces.

### Lease

New FRI leases are available on flexible terms outside the provisions of the Landlord and Tenant Act 1954

### Rent

As above

### Business Rates

### Outgoings

Included in outgoing

Additional running costs and energy costs, buildings insurance, water rates, cleaning, maintenance and refuse charges etc by way of service charge.

### Viewing

Strictly by appointment through sole agents Contact Warren Traynor.

### Costs

All legal costs to be borne by the ingoing tenant.



**Misrepresentation Act:** These particulars are provided without authority and are believed to be correct but cannot be guaranteed. Any loss or liability arising from their use is excluded.  
**Finance Act:** All prices and or rents may be subject to added VAT and land taxes. No services are tested. All content rents and prices stated subject to contract.