



The Cow Pen, Manor Farm, Manor Road
Hayling Island, Hampshire PO11 0QW

TO LET

REFURBISHED OFFICE PREMISES

TOTAL NIA - 114.92 sq m (1,237 sq ft)

Key Features:

- Well located along the A3023
- On site parking
- LED lighting
- Super-fast broadband
- Brand new has heating system
- Separate brand new kitchen and WC's
- Rent £15,00 pax
- Available on new FRI lease





The Cow Pen, Manor Farm, Manor Road
Hayling Island, Hampshire PO11 0QW

Location

Hayling Island is an island off the south coast, in the borough of Havant in the county of Hampshire, east of Portsmouth.

Manor Farm is situated along the A3023, and lies about 4 miles to the south of Havant town centre, and 2.4 miles north of Hayling Island town centre.

Accommodation

The Cow Pen comprises a ground floor office, which has recently been completely refurbished and presents well. Internally, the accommodation benefits from LED lighting, a new electric heating system, and its own kitchen and separate brand-new WC facilities.

Externally, there is 'off road' parking available for each unit on a 'first come first serve' basis.

The property has an approximate NIA of 114.92 sq m (1,237 sq ft)

EPC

To be confirmed.

Business Rates

Rateable Value (2017): To be assessed.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

Legal Fees

Each party to bear their own legal costs incurred.

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020. Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £15,000 per annum exclusive.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

Lizzie Cottrell

l.cottrell@flude.com

07753 430427

www.flude.com



Flude
PROPERTY CONSULTANTS

06 May 2022



OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH