



7 Campbell Court

Bramley, Tadley, RG26 5EG

Virtual Freehold Office For Sale

1,931 sq ft

(179.40 sq m)

- Vacant possession
- Popular Business Park location between Basingstoke and Reading
- 5 Car spaces
- 1 mile from A33 between M3 and M4

Summary

Available Size	1,931 sq ft
Price	Offers in excess of £280,000.00
Rates Payable	£4,391.20 per annum April 2023 RV
Rateable Value	£8,800
Service Charge	N/A
Legal Fees	Each party to bear their own costs
EPC Rating	D (86)

Description

Campbell Court is a high quality development of office/business units set within an attractive, well managed, semi-rural Business Park environment. This popular estate consists of 29 individual units and were originally developed in the late 1980s by quality local builders and developers T A Fisher.

The unit comprises a two storey, end terrace office building of steel frame construction, brick and glazed external elevations and a pitched steel profile clad roof. The space is arranged over ground and first floor levels, together with a loft storage area (180 sq ft)(16.72 sq m). 5 car parking spaces are designated, although there are additional unused spaces throughout this particular phase of the Campbell Court development. The estate is well managed and provides for refuse collection points managed under the estates charge provision. There is excellent broadband speed via BT Infinity.

Location

Campbell Court Business Park is situated in the pleasant village of Bramley, conveniently positioned approximately 6 miles to the northeast of Basingstoke. Whilst the Business Park enjoys semi-rural surroundings, there are useful facilities within Bramley, including a railway station located on the main Basingstoke to Reading line.

The Business Park benefits from being within 1 mile of the A33 (Basingstoke to Reading road), which in turn provides fast access to Junction 6 or 7 of the M3 Motorway at Basingstoke approx. 8 miles and Junction 11 of the M4 Motorway at Reading, approx. 12 miles. Fast and frequent rail services run to the heart of London (Waterloo) 45 – 50 minutes from Basingstoke.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground Floor	1,085	100.80
First Floor	666	61.87
Storage	180	16.72
Total	1,931	179.39

Viewings

To be arranged via the sole agent.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



Viewing & Further Information

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