

3 MONTHS RENT-FREE



Unit 2 The Bullpens

Manor Court, Herriard, Basingstoke, RG25 2PH

Office / Workshop / Storage

1,624 sq ft

(150.87 sq m)

- Essentially open plan accommodation with meeting/boardroom.
- Generous car parking provision.
- New IRI lease available.
- High speed fibre broadband installed.
- Self-contained facilities.
- Potentially suitable for Pilates, Personal Training, Gym, Dance Studio. under Use Class E.
- 6 x Electric Vehicle charging points .

Summary

Available Size	1,624 sq ft
Rent	£27,000 per annum exclusive.
Rates Payable	£11,601.75 per annum From 1st April, 2023
Rateable Value	£23,250
Service Charge	Service charge payable (details upon application).
EPC Rating	E (111)

Description

Manor Court is a quality conversion of three, self-contained terraced units formerly used as bull pens sympathetically restored/converted in 2005.

Unit 2 comprises all ground floor, open plan accommodation with a separate office/boardroom, small kitchen and male & female wcs and shower.

AMENITIES INCLUDE

- Open plan 'studio style' accommodation
- Generous car parking provision (6 reserved spaces adjacent to the building and 8 in the shared parking area).
- Self-contained facilities with independent entrance via the front.
- Branding potential
- Separate office/meeting room.
- Fast internet fibre connection installed.
- 6 x Electric vehicle charging points.
- Attractive parkland setting on Herriard Park.

Location

The building forms part of the Herriard Park Estate, approximately 10 minutes from central Basingstoke via the A33. Basingstoke provides a mainline railway service to London Waterloo (45 minutes).

To the south, Alton can be reached by car within 15 minutes. Herriard is equidistant from Junctions 6 and 7 of the M3 motorway and are both within 15 minutes drive.

Terms

A new internal repairing and insuring lease is available for a term to be agreed, subject to periodic upwards only rent reviews.

Anti Money Laundering

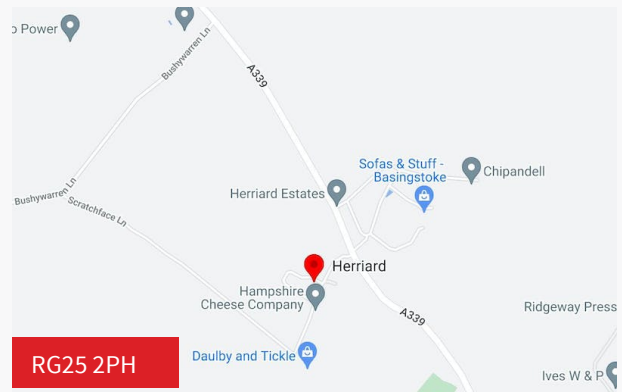
To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs

Each party are to be responsible for their own legal costs involved in this transaction.

Video

➔ Video Tour - <https://www.madesnappy.co.uk/tour/1g15dga293>



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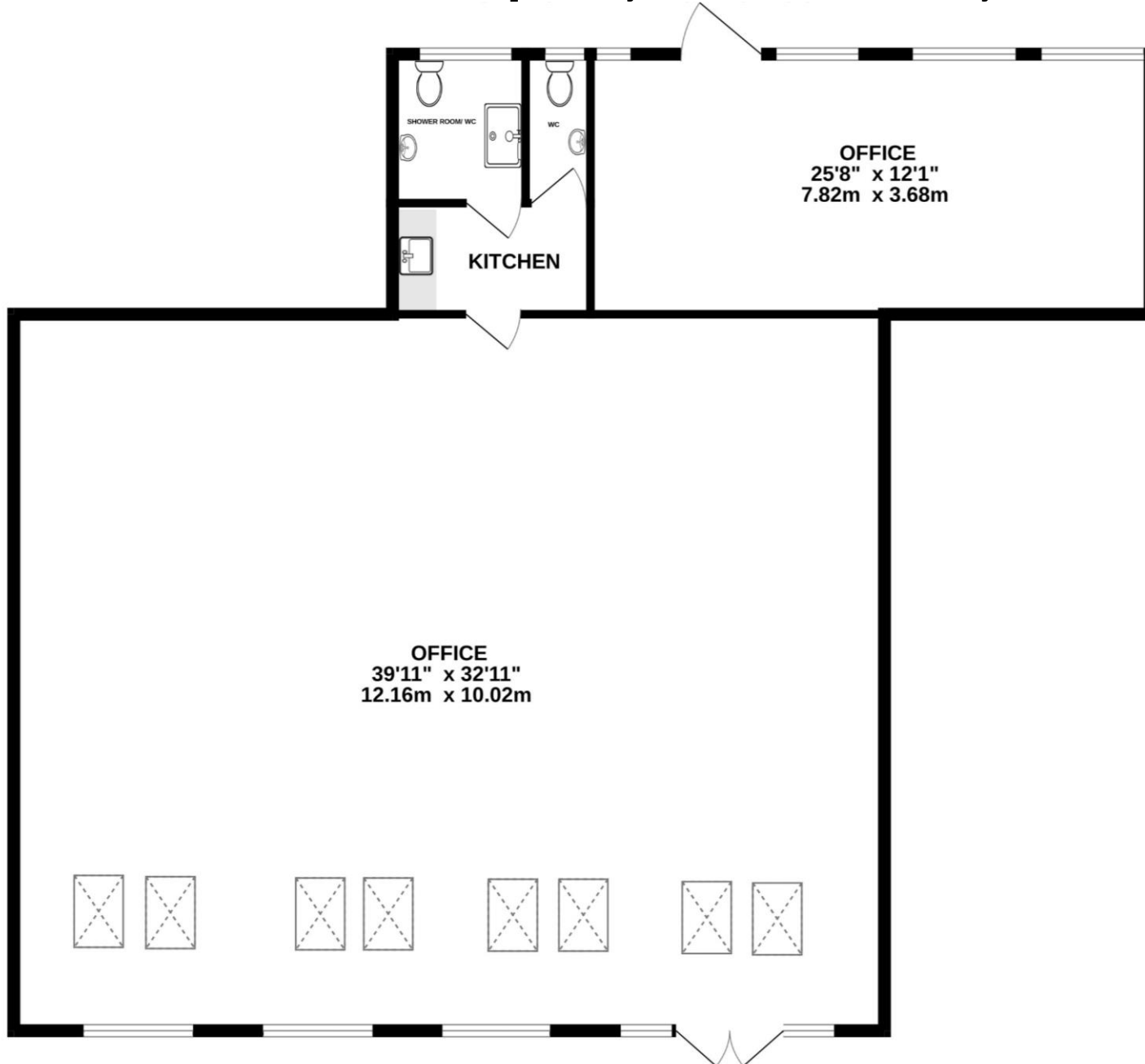
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TOTAL FLOOR AREA : 1726 sq.ft. (160.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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