

3 MONTHS RENT-FREE



Opus Stables, Manor Court, Herriard
Basingstoke, RG25 2PH

**Attractive barn style offices set
within a parkland setting**
Opus Stables is located in a
central position within the
popular Herriard Estate

1,277 sq ft
(118.64 sq m)

- Generous on-site parking
- Intruder Alarm
- Gigabit capable Fibre installed to the premises.
- Attractive shared reception area.
- High quality decoration including carpeting
- Attractive rural setting.
- 6 x Electric Vehicle charging points.

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Summary

Available Size	1,277 sq ft
Rent	£21,000 per annum Available on a new IRI lease subject to vacant possession.
Rates Payable	£9,855.25 per annum As from 1st April, 2023.
Rateable Value	£19,750
Service Charge	Service charge payable (details upon application).
EPC Rating	E (117)

Description

ATTRACTIVE BARN STYLE OFFICES SET WITHIN A PARKLAND SETTING

Opus Stables is an imaginative conversion of Victorian farm buildings sympathetically restored and converted in the early 1990's by Herriard Estates incorporating many traditional building techniques and materials. Manor Court is set in an attractive parkland setting with views over open countryside.

The accommodation is a self-contained annex leading from an attractive shared reception area arranged on the ground floor which provides open plan accommodation with an excellent provision of natural light.

AMENITIES

- Intruder Alarm
- Generous onsite car parking – 20 spaces min.
- Vaulted ceiling with original timber beams
- Attractive shared reception area
- Suspended strip lighting
- 3 compartment perimeter and underfloor trunking
- Shared toilets and shower facilities
- High quality decoration including carpeting
- Gigabit capable Fibre to the premises installed
- Data and telephone cabling (not tested)
- Compact kitchen/tea point.
- 6 x Electric Vehicle charging points.

Location

Basingstoke provides a mainline railway service to London Waterloo (45 minutes). Herriard is equidistant from Junctions 6 and 7 of the M3 motorway and are both within a 10/15 minutes drive.

Opus Stables is located in a central position within the popular Herriard Estate, approximately 5 miles from Central Basingstoke via the A339. To the south, Alton can be reached by car within 15 minutes.

Terms

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

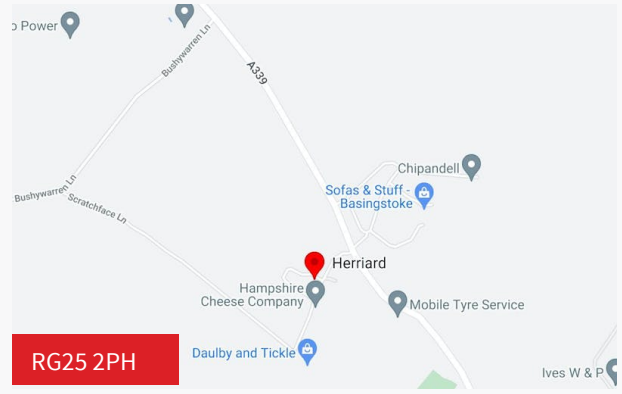
Anti Money Laundering

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 Fees

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

Video



Viewing & Further Information

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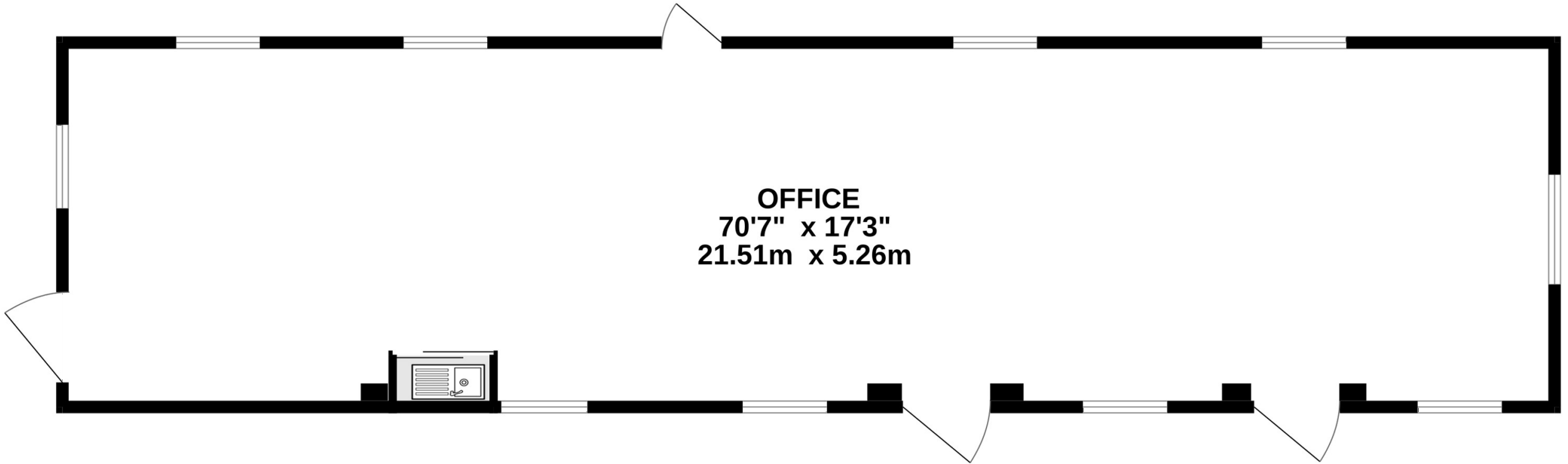
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→ Video Tour - <https://www.madesnappy.co.uk/tour/1g15dga299>

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TOTAL FLOOR AREA : 1212 sq.ft. (112.6 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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