



ATTRACTIVE SELF CONTAINED OFFICE

North Block

Bentley Hall, Blacknest Road, Alton, GU34 4PU

Self contained office building in attractive parkland setting

5,614 sq ft

(521.56 sq m)

- Potential for alternative uses
- Attractive parkland Location
- Walking distance to Bentley railway station (60 minutes to London Waterloo)
- Ample on site parking
- Refurbished
- Air conditioning
- Additional garage/storage buildings available

Summary

Available Size	5,614 sq ft
Rent	£15 per sq ft
Rates Payable	£45,600 per annum
Rateable Value	£95,000
Service Charge	N/A
EPC Rating	C (72)

Description

The subject property is set within the ground of Bentley Hall in 8.71 acres of landscaped grounds. The accommodation provides a mix of cellular and open plan accommodation together with generous staff welfare areas.

The accommodation has recently undergone a comprehensive refurbishment and is offered in an excellent condition.

Alternative uses will be considered by the landlord on a rental basis. The building could be suitable for a variety of uses within classes E and D1 (non residential institutions).

Location

Situated on the outskirts of Bentley, North Block is in close proximity to the railway station which provides a direct service to London Waterloo. By road the A31 gives swift access in the north to the A3 and A331 which in turn connect to the wider motorway network. To the south there is easy access to the M3 and A3 which inturn provide access to the south coast.

Accommodation

The accommodation comprises of the following measured on a net internal area basis.

Name	sq ft	sq m	Availability
Ground - Reception	579	53.79	Available
Ground - Office	4,252	395.02	Available
Lower Ground - Office	783	72.74	Available
Total	5,614	521.55	

Terms

The property is available by way of a new lease for a term to be agreed, direct from the Freeholder. The rent is quoted exclusive of buildings insurance, estate charge, utilities etc and VAT.

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 side to be responsible for the payment of their own legal fees incurred in the letting.

Prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

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