



Business Hub

Harts Lane, Burghclere, RG20 9JZ

Business Hub / Office

808 to 1,616 sq ft

(75.07 to 150.13 sq m)

- Good Transport Links via A34 and M3 & M4 Motorways
- Forms Part of a Residential Development Comprising of 17 Homes
- Suitable for a Number of Commerical Uses, Subject to Planning
- Affluent Village Location

Summary

Available Size	808 to 1,616 sq ft
Business Rates	To be assessed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property will be a modern business unit suitable for offices within use class E of the Town and Country Planning (Use Classes) Order. Other uses may be acceptable subject to planning.

Location

Burghclere is a small village located 4 miles from Newbury Town Centre. The village comprises a pub, two schools and a church; the nearest railway station is Newbury which has direct links to London Paddington Station (approx 45 minutes).

Accommodation

The accommodation comprises the following areas (GIA):

Name	sq ft	sq m	Availability
Ground - Ground Floor Office	808	75.07	Available
1st - First Floor Office	808	75.07	Available
Total	1,616	150.14	

Terms

A new FRI lease is available for a term to be agreed, subject to contract and granted outside the security of tenure provisions of the Landlord and Tenant Act 1954. Freehold proposals will also be considered subject to a restrictive covenant limiting the use of the property for commercial purposes only.

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.

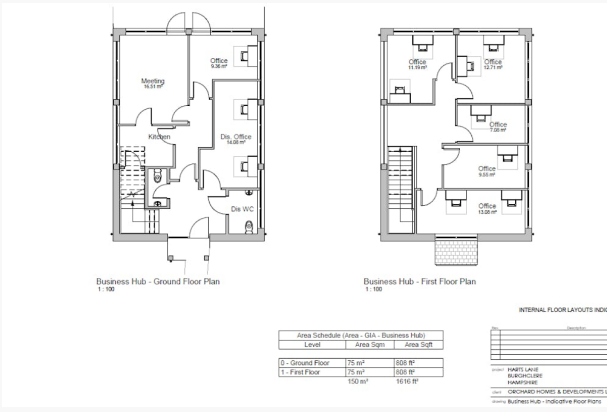
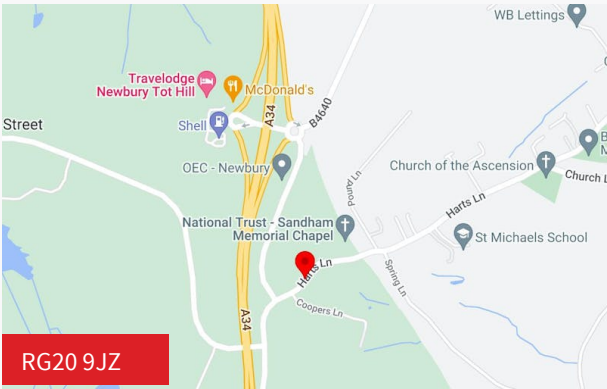
Planning Application

Please visit link for further information:

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RM2E3FCRL2600>

EPC

The EPC rating is yet to be assessed.

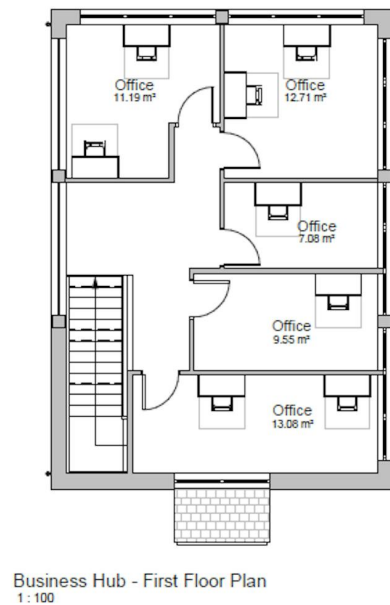
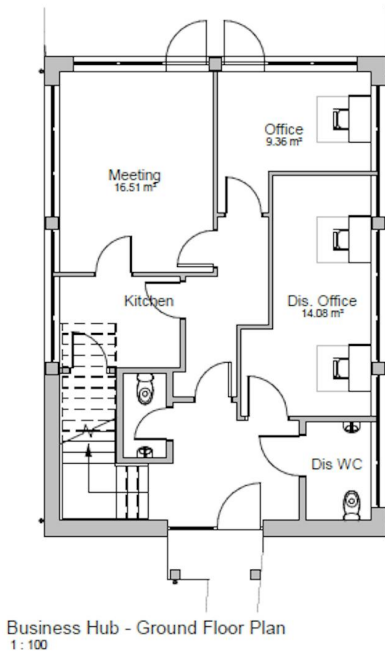


Viewing & Further Information

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Area Schedule (Area - GIA - Business Hub)		
Level	Area Sqm	Area Sqft
0 - Ground Floor	75 m ²	808 ft ²
1 - First Floor	75 m ²	808 ft ²
	150 m ²	1616 ft ²