



1 Stable Court, Herriard Park

Basingstoke, RG25 2PL

**Period Courtyard
Offices/Showroom and
Workshop with Parking
situated in Attractive Rural
Estate**

1,350 to 3,450 sq ft
(125.42 to 320.52 sq m)

- Adjoining storage unit of 3,519 sq ft available
- High Speed Fibre Optic Broadband
- Grade II Listed Offices
- Perimeter Trunking
- Potentially suitable for Class E Users
- Equidistant from Basingstoke & Alton via A339
- EV car charger

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Summary

Available Size	1,350 to 3,450 sq ft
Rent	£25,000 per annum
Rates Payable	£13,597.75 per annum
Rateable Value	£27,250
Service Charge	£4,335 per annum RPI linked reviewed annually
Legal Fees	Each party to bear their own costs
EPC Rating	F

Description

Stable Court is an attractive two storey period property arranged around a central courtyard in an attractive and mature rural setting. Particular features of the property are the entrance archway, the clocktower/cupola and the Georgian windows.

The available accommodation comprises part of the Stable Court building arranged over ground and first floors and each suite is completely self-contained. The offices comprise perimeter trunking, fully functioning kitchens, male and female WC's, and unique lighting to provide potential for an attractive showroom. Much of the office space is divided into a number of well-proportioned rooms, providing excellent practicality for modern working requirements.

The owners will consider alternative uses in the premises, and refitting with alternative lighting and layout to suit.

Car parking spaces are allocated for the occupier's use in the dedicated fenced parking area located adjacent to the Stable Court building. An EV charging point is also available.

The adjoining storage unit is Crendon Barn which comprises 3,519 sq ft of warehouse space. Formerly used as an agricultural building, the property has been refurbished to a high standard, benefitting from two electrically operated roller shutter doors and a minimum eaves height of 4m. For further information please contact the joint sole agents.

Location

The building forms part of the Herriard Park Estate, approximately 10 minutes from central Basingstoke via the A339. Basingstoke provides a mainline railway service to London Waterloo (45 minutes).

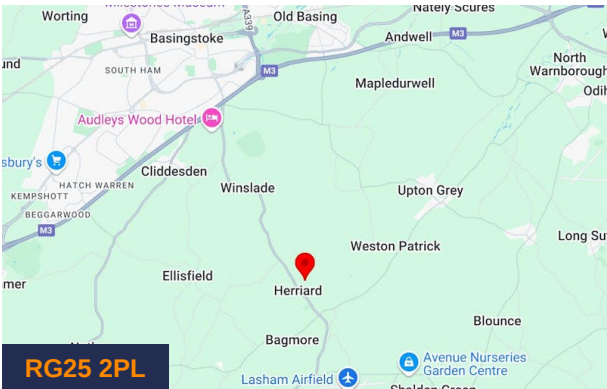
To the south, Alton can be reached by car within 15 minutes. Herriard is equidistant from Junctions 6 and 7 of the M3 motorway, both of which are within a 15 minute drive.

Terms

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

Viewings

Viewings to be arranged strictly via the joint sole agents.



Viewing & Further Information



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