



COMMUNITY OFFICE (USE CLASS F2)

Community Offices

Wallingford Road, Basingstoke, RG24 9QD

Ground Floor Community Use Offices (Use Class F2 Only)

568 to 688 sq ft

(52.77 to 63.92 sq m)

- Community Offices - Use Class F2 Only
- Adjacent to Neighbourhood Retail parade, anchored by The Co-operative convenience store
- Substantial new residential development providing 754 new homes
- Everest Community Academy situated nearby
- Close to A339 Basingstoke Ring Road

Summary

Available Size	568 to 688 sq ft
Rent	£10,250 - £12,500 per annum
Business Rates	To be assessed
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The Merton Rise Development is a newly constructed joint venture between Vivid and Persimmon Homes development providing 754 new homes set over 130 acres on the northern edge of Popley. Further residential development is due to take place immediately south of the subject premises.

The premises are adjacent to a newly constructed retail parade of 5 units, anchored by a Co-Op convenience store.

The units comprise two office suites that are currently fitted and arranged as "show apartments", with open plan/kitchen area, private office and bathroom. (Please note kitchen and bathroom fittings are not connected).

The planning consent granted for the property permits tenants and potential owners from using the premises as "Community Offices" only "within Use Class F2" of the Town and Country Planning Act 1990.

Please note that no other uses will be considered by the Landlord.

Location

The premises are situated to the north of Basingstoke and a short distance from both the A339 Ringway North and the A340 Aldermaston Road and Popley Way. Junction 6 of the M3 motorway is only 3.5 miles drive to the south and junction 11 of the M4 motorway is approx. 15 miles to the north. Basingstoke town centre is approximately 3 miles.

The Everest Community Academy is situated nearby directly linked via a recently created central walkway and caters for 11 - 16 year olds.

Accommodation

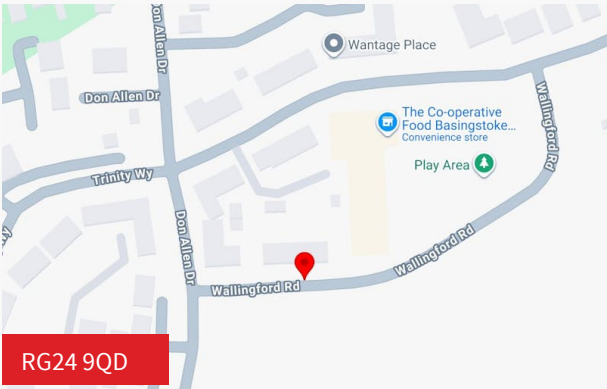
The accommodation comprises the following areas:

Units	sq ft	sq m	Rent	Price	Availability
Unit - 1	688	63.92	£12,500 /annum	£195,000	Available
Unit - 2	568	52.77	£10,250 /annum	£175,000	Available
Total	1,256	116.69			

Viewings

Strictly by appointment via the sole agents.

Terms



Viewing & Further Information

Tom Clancy
01256 462222 | 07720 091337
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More properties @ curchodandco.com

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For Lease: The properties are available on new effective fully repairing and insuring lease(s) for a term to be agreed.

For Sale: The premises are offered on a virtual freehold (A new 999 years peppercorn ground rent). Vacant possession provided upon completion of legal formalities.