

Office

TO LET / FOR SALE

**HOLLIS
HOCKLEY**



Pepperbox Works, Herriard, Basingstoke, RG25 2PQ

Converted School House, in an attractive country-side setting

Summary

Tenure	To Let / For Sale
Available Size	834 to 4,958 sq ft / 77.48 to 460.61 sq m
Rent	Rent on application
EPC Rating	E

Key Points

- Converted School House
- Kitchen facilities
- Shower facilities
- Garden & decking
- Ample car parking
- Beautiful rural landscaping
- Additional storage on-site

Pepperbox Works, Herriard, Basingstoke, RG25 2PQ

DESCRIPTION

Pepperbox Works is a converted old school house, set in an attractive rural setting with views of open countryside.

The accommodation is self-contained and provides a variation of open plan and private suites over ground and first floors, with an excellent provision of natural light.

LOCATION

Pepperbox Works is located within Herriard, approximately 5 miles from Central Basingstoke via the A339.

Basingstoke rail station (5.1 miles away) provides mainline railway services to London Waterloo (45 minutes). The property is equidistant from Junctions 6 and 7 of the M3 motorway, which are both within a 10/15 minute drive away.

ACCOMMODATION

The accommodation comprises the following areas:

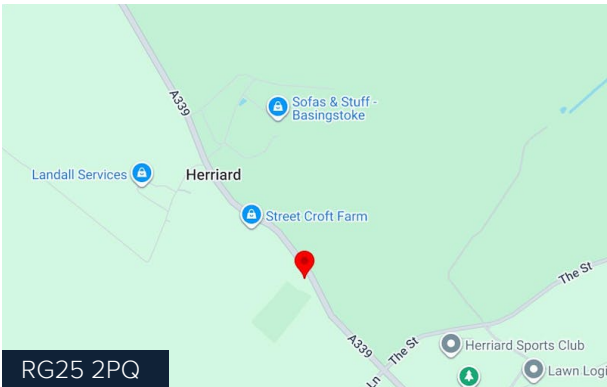
Name	sq ft	sq m	Availability
Unit - Area 1	2,283	212.10	Available
Unit - Area 2	834	77.48	Available
Unit - Area 3	1,841	171.03	Available
Total	4,958	460.61	

VIEWINGS

Strictly by appointment via the sole agents.

TERMS

Terms available on request.



Viewing & Further Information

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