



## Unit 2 New Barn

Manor Farm Yard, Upton Grey, Basingstoke, RG25 2RQ

### MODERN WAREHOUSE/INDUSTRIAL UNIT

**1,186 sq ft**  
(110.18 sq m)

- Modern business unit developed in 2022
- Well managed business park
- Affluent village location
- Good transport links to M3
- Good car parking/loading
- Electric loading door
- Joinery Spraybooth potentially available

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## Summary

|                |                   |
|----------------|-------------------|
| Available Size | 1,186 sq ft       |
| Rent           | £17,250 per annum |
| Rateable Value | £10,750           |
| Service Charge | TBC               |
| EPC Rating     | C (52)            |

## Description

Manor Farm Yard comprises a selection of farm buildings which have been sympathetically restored and newly developed to offer flexible business accommodation, carefully managed by the farms' owners. The estate comprises amongst others, The Moors Orthopaedic Clinic, Studio 3 Dental Laboratory, Paula Rooney Ltd and James Knight Interiors. The premises were newly developed in 2022 and offer a modern warehouse/industrial unit, which benefits from LED lighting, DDA compliant WC and T-point.

Manor Farm is a well managed business estate, which includes a CCTV camera system, which is monitored across the site. Opening hours are 07:00 to 18:00 Monday & Tuesday, 07:00 to 21:00 Wednesday to Saturday and 08:00 to 18:00 Sundays and Bank Holidays.

## Location

The premises are situated within Upon Grey which is a beautiful village in the North Hampshire Downs between Alton, Farnham and Basingstoke. It has a local shop and Post Office, a pub (Hoddington Arms) and a medieval church. Communication links to Basingstoke, Hook and Alton are excellent. Junction 6 of the M3 motorway and the Basingstoke Ring Road are approximately 7 miles (via Hackwood Road), Hook at Junction 5 of the M3 is 12 miles (via Odiham Road), Alton and A31 are 15 miles (via the A339).

## Legal Costs

The ingoing tenant will be required to contribute £750 plus VAT towards forming the new lease and this is payable whether or not a deal completes.

## Terms

The Landlords are able to offer a 3 or 7 year standard Fully Repairing and Insuring lease term.

## Viewings

Strictly by appointment through the sole agents.



## Viewing & Further Information



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