



14-16 MULFORDS HILL

Tadley Hampshire RG26 3JA

TYPE	OFFICES
TENURE	LEASEHOLD / FREEHOLD
SIZE	2,726 SQ FT (253.25 SQ M)

KEY POINTS

- > Two storey offices
- > Main road frontage
- > Close to a wide range of amenities
- > 18 allocated parking spaces
- > Available immediately

Location

The property is located on the corner of Mulfords Hill and Blakes Lane. Mulfords Hill being the principle road between Aldermaston and Basingstoke linking the M3 and A340 road to the A4 Bath Road to the north.

The property is situated within the heart of Tadley in a mixed use area with a range of local facilities and amenities within walking distance.

Sainsburys supermarket, the library, bus station and banks are immediately to the north of the property.

Description

The property is a two-storey brick structure with pitched tiled roof. Internally the space is split into a number of partitioned offices with a large meeting room and reception.

Specification

- Fibre broadband and phone lines
- Gas central heating
- New LED lighting
- Newly decorated
- Kitchenette and WCs
- Approx. 18 marked car parking spaces

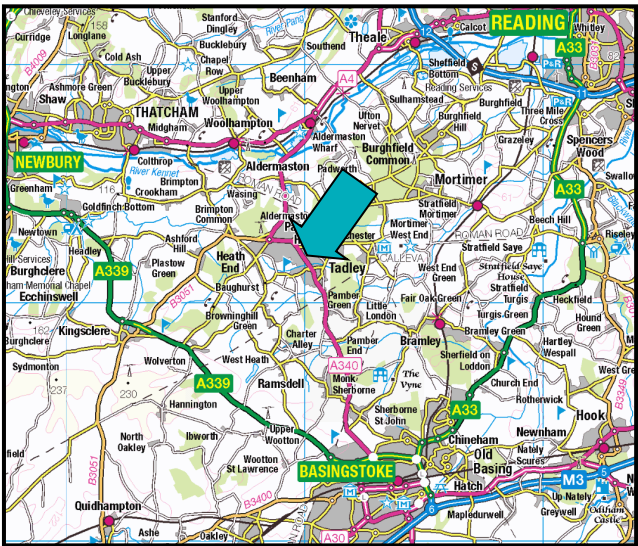
Accommodation

We understand the Internal Area (IPMS3) is:

Floor	sq ft	sq m
Ground Floor Offices	1,122	104.24
First Floor Offices	1,604	149.01
Total	2,726	253.25

Energy Performance Asset Rating

EPC Rating: C:62



Terms

The property is available on a new full repairing and insuring lease for a term to be agreed. Alternatively, the freehold of the property is available to purchase. Rent and price on application.

Legal Costs / VAT

Each party to bear their own legal costs.

The property is not elected for VAT.

Rateable Value

The rates are currently split on a room by room basis. Please refer to the local authority website.

Anti-Money Laundering Regulations

To comply with Anti Money Laundering regulations, Haslams Surveyors LLP undertake ID checks for all successful purchasers where legislation requires us to do so.

Viewing & Further Information

Please contact the sole agents for further information or an appointment to view.



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