



## Unit 24 Campbell Court

Bramley, Tadley, RG26 5EG

**\*\* Small Lot Size \*\***

**End of Terrace Office / Hi-Tech / Business Unit**

**1,225 sq ft**  
(113.81 sq m)

- Rare purchase opportunity
- Popular Campbell Court development
- Single storey, end of terrace
- 6 allocated car parking spaces
- Gas central heating
- Well managed and landscaped surroundings
- Well specified open plan unit

# Unit 24 Campbell Court, Bramley, Tadley, RG26 5EG

## Summary

|                |                                       |
|----------------|---------------------------------------|
| Available Size | 1,225 sq ft                           |
| Rent           | £16,750 per annum                     |
| Price          | £190,000                              |
| Rateable Value | £12,750                               |
| Service Charge | £993.30 per annum<br>until 24.06.2026 |
| EPC Rating     | C (61)                                |

## Description

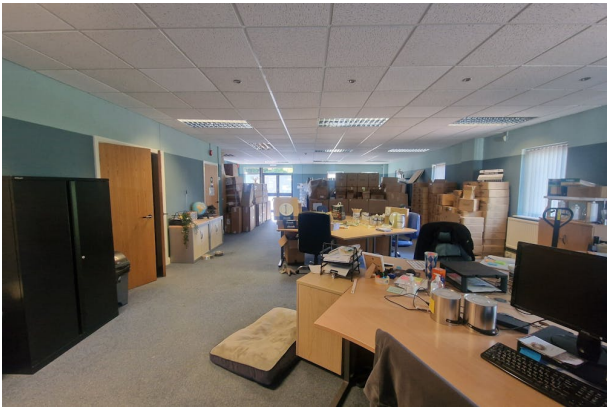
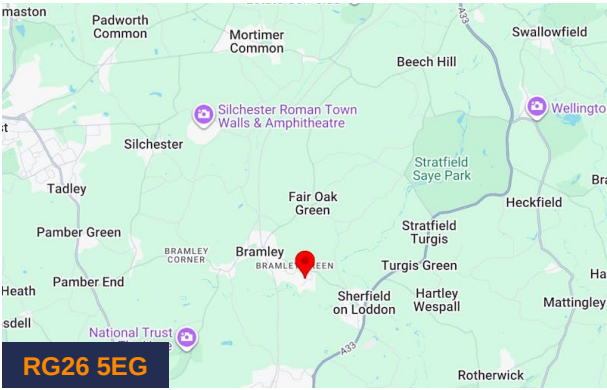
Campbell Court is a quality development of 29 office and business units, which were originally developed in the late 1980's by T.A. Fisher. Unit 8 comprises a single storey end of terrace with brick elevations, under a pitched, profile steel clad roof. The premises are presently partitioned into 3 main areas with ancillary WC, shower and kitchenette facilities. Amenities within the building include gas fired central heating to radiators, carpeting, window blinds, suspended ceilings incorporating fluorescent strip lighting with diffusers, air-conditioning cassettes plus a reception area. Externally, there are 5 allocated car parking spaces within the well-managed and landscaped surroundings.

## Location

The property is located on the Campbell Court Business Park in the village of Bramley, approximately 6 miles to the northeast of Basingstoke and 8 miles south of Reading. It can be accessed from the main A33 trunk road offering easy access to both the M3 and M4 motorways. Whilst set in a rural position, Bramley boasts a range of local facilities including a railway station, which is a few minutes from Campbell Court. This offers rail links to both Basingstoke and Reading mainline stations, with a respective intercity connection to London Waterloo and Paddington.

## Terms

Sale of the Virtual Freehold for a term of 999 years with a ground rent of £100 pa plus VAT. Alternatively, a new FRI lease may be considered by negotiation at an initial rent of £16,750 pax.



## Viewing & Further Information



**Andy Gibbs**  
01256 840777 | 07766 951719  
andy.gibbs@bdt.uk.com



**Russell Ware**  
01256 840777 | 07747 846422  
russell.ware@bdt.uk.com



