

Attractive two storey offices
set within a landscaped
rural environment



3,583 sq ft (332.87 sq m)
TO LET with a generous car parking ratio

- Fibre broadband to the premises
- Landscaped grounds
- Carpeting throughout
- Spot/fluorescent lighting
- Electric heating
- Comfort cooled server room
- Perimeter/underfloor trunking
- Fitted kitchen



UNIT ONE 
THE BULLPENS
MANOR COURT
HERRIARD · BASINGSTOKE · RG25 2PH



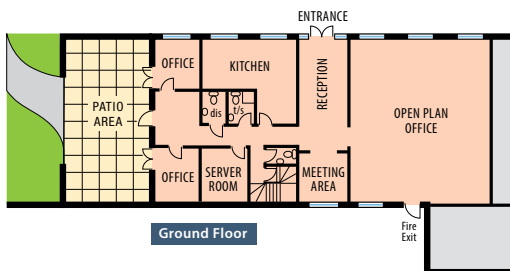
UNIT ONE
THE BULLPENS
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Manor Court is a quality conversion of three, self contained terraced units formerly used as bull pens.

Unit One, The Bullpens, offers attractive ground and first floor office space and benefits from a modern, high quality fit-out.

The accommodation is essentially open plan, with a reception, individual offices, a boardroom, server room and kitchen.

Floor Areas	sq m	sq ft
Ground floor	175.77	1,892
First floor	157.10	1,691
Total	332.87	3,583



Location

The buildings form part of the Herriard Park Estate, approximately 10 minutes from central Basingstoke via the A339.

To the south, Alton can be reached by car within 15 minutes. Basingstoke provides a mainline railway service to London Waterloo (45 mins).

Herriard is equidistant from Junctions 6 & 7 of the M3 motorway and are both within 15 minutes drive.



Lease

Unit One is available by way of a new Fully Repairing & Insuring lease.

EPC Rating

The building has an EPC rating of C71. The full EPC document can be supplied by request.

Viewing

Via appointment through the joint sole agents:

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