



Holy Shed

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

Modern Business Unit/Office/Studio Use Class 'E' Potential

495 sq ft
(45.99 sq m)

- Good access for loading/servicing
- 2 car parking spaces plus visitors
- Well managed semi rural estate with the countryside on the doorstep
- High specification throughout
- High speed broadband
- Excellent transport links to M3 and A31

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Summary

Available Size	495 sq ft
Rent	£800 per month
Rateable Value	£3,950
Service Charge	TBC
VAT	The premises are elected for VAT purposes and charged in addition to the rent and all other outgoings at the prevailing rate
EPC Rating	A (24)

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 farm's owners. Established businesses on the estate include Paula Rooney Limited (florist), James Knight Interiors and Hampshire Sash Window Services.

Location

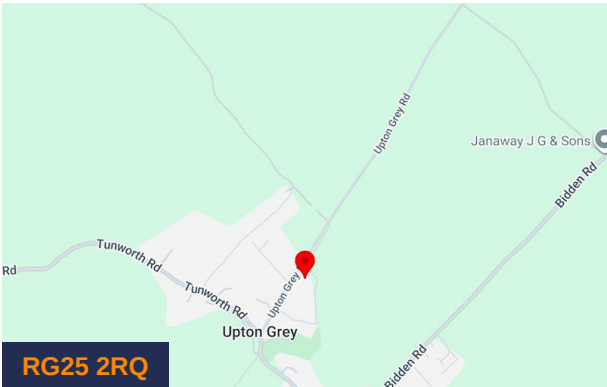
The premises are situated within Upton Grey which is a beautiful village in the North Hampshire Downs between Alton, Farnham and Basingstoke. It has a local shop and Post Office, a pub (Hoddington Arms) and a medieval church. Communication links to Basingstoke, Hook and Alton are excellent. Junction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

Terms

The landlords are able to offer a 3 or 7 year standard Fully Repairing and Insurance lease terms.

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.



Viewing & Further Information



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