



## Unit 2 Tool Shed

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

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

**620 sq ft**  
(57.60 sq m)

- Extremely well fitted with air con
- Good car parking
- Well managed semi rural estate within beautiful countryside
- High specification build quality with kitchen, 'DDA' compliant WC and LED lighting
- Easy links to M3 and A31

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## Summary

|                       |                |
|-----------------------|----------------|
| <b>Available Size</b> | 620 sq ft      |
| <b>Rent</b>           | £975 per month |
| <b>Rateable Value</b> | £3,250         |
| <b>VAT</b>            | Applicable     |
| <b>EPC Rating</b>     | B (37)         |

## 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), Gorilla Spirits, James Knight Interiors, Sunglasses for Sport and Hampshire Sash Window Services.

Unit 2 Tool Shed comprises a versatile office business unit developed around 2022. The premises can be used as offices but also benefit from double door access for deliveries enabling decent storage / assembly / workshop attributes. The current tenant has created a superb environment which includes an open plan office / reception, 1 private office, and separate kitchen and WC. The tenant has installed wall mounted comfort cooling / heating, and wood effect herringbone flooring.

## Location

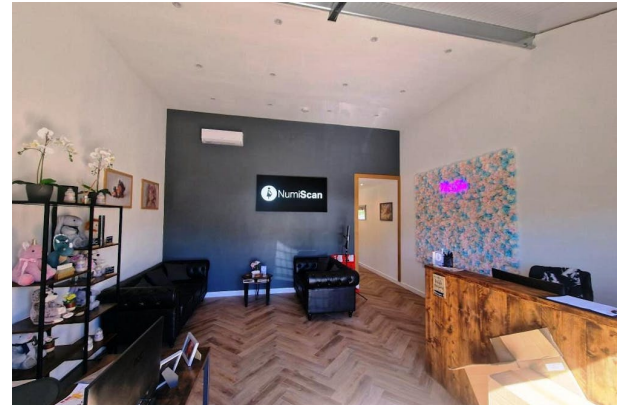
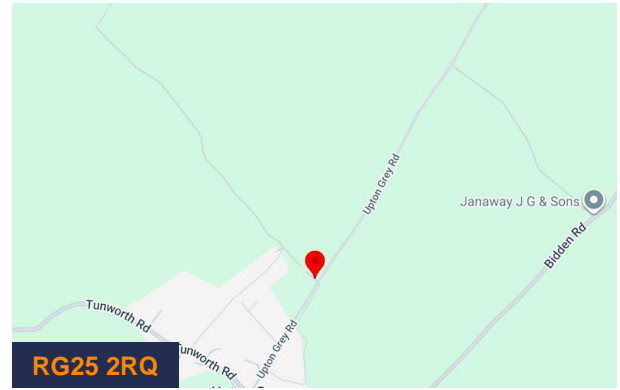
The premises are situated within Upton Grey which is a beautiful village in the North Hampshire Downs between Alton, Fareham and Basingstoke. It has a local shop and Post Office, a pub (Hoddington Arms) and a medieval church. Communication links to Basingstoke, Hook and Alton are excellent. Junction 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).

## Legal Costs

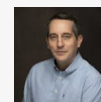
The ingoing Tenant will be required to contribute £750 plus VAT towards forming the lease, and payable whether or not a deal completes.

## Terms

The Landlords are able to offer 3 or 7 year standard lease terms.



## Viewing & Further Information



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