



Unit 3 Tool Shed

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

**MODERN BUSINESS UNIT /
OFFICE / STUDIO
USE CLASS 'E' POTENTIAL
WITH DOUBLE DOOR
ACCESS**

615 sq ft
(57.14 sq m)

- Versatile business unit
- Good car parking
- Well managed semi rural estate within beautiful countryside
- High specification build quality with kitchen, 'DDA' compliant, WC and LED lighting
- High speed broadband available
- Easy Links to M3 and A31

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Summary

Available Size	615 sq ft
Rent	£900 per month
Rateable Value	£2,600
VAT	Applicable
EPC Rating	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 3 The Tool Shed comprises a versatile 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. Further amenities include a modern T-point, LED lighting, DDA compliant WC.

Manor Farm is a well managed business estate, which includes a CCTV camera system, which is monitored across the site. Opening hours are 07.00 to 18.00 Monday & Tuesday, 07.00 to 21.00 Wednesday to Saturday and 08.00 to 18.00 Sundays and Bank Holidays.

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).

Legal Costs

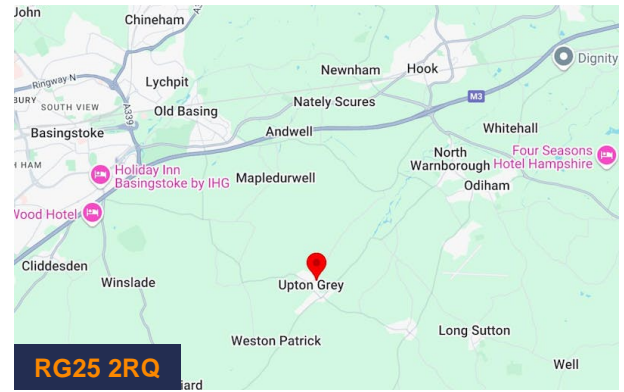
The ingoing Tenant will be required to contribute £750 plus VAT towards forming the lease, and payable whether or not a deal completes.

Terms

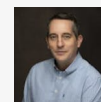
The Landlords are able to offer 3 or 7 year standard lease terms.

Viewings

Strictly by appointment through the sole agents

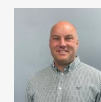


Viewing & Further Information



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