

To Let

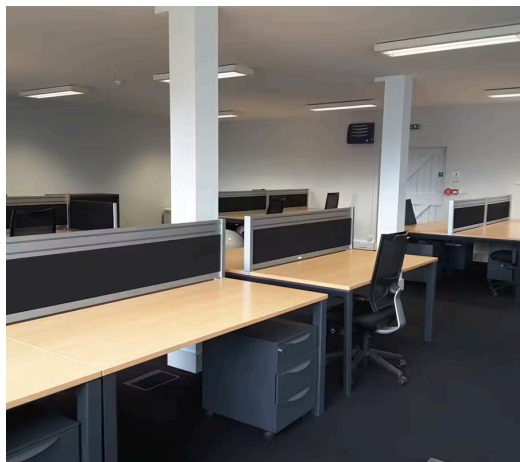
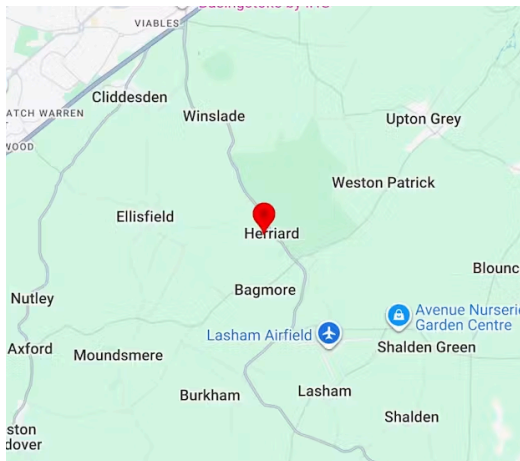
3,583 sq ft

Unit 1, The Bullpens, Manor Court, Herriard, Basingstoke, RG25 2PH

Contemporary Barn Style Office
Accommodation in Attractive
Rural Location

- New IRI Lease Available
- Potentially suitable for Pilates, Personal Training, Gym, Dance Studio. under Use Class E
- Modern Interior with Perimeter Trunking
- Communal EV Charging Points
- Equidistant Between Alton and Basingstoke via A339





Description

Manor Court is a quality conversion of three, self-contained terraced units formerly used as bull pens sympathetically restored/converted in 2005.

Unit 1 comprises ground and first floor, open plan accommodation with separate offices/boardrooms and consulting/meeting rooms. There is a generously sized kitchen and male & female WC's and showers.

AMENITIES INCLUDE:

- Generous Car Parking Provision
- Self-contained facilities
- Fast internet fibre connection installed
- Attractive parkland setting on Herriard Park

Location

The building forms part of the Herriard Park Estate, approximately 10 minutes from central Basingstoke via the A33. Basingstoke provides a mainline railway service to London Waterloo (45 minutes).

To the south, Alton can be reached by car within 15 minutes. Herriard is equidistant from Junctions 6 and 7 of the M3 motorway and are both within 15 minutes drive.

Accommodation

Name	sq ft	sq m	Availability
Ground - Office	1,892	175.77	Available
1st - Office	1,691	157.10	Available
Total	3,583	332.87	

Terms

A new internal repairing and insuring lease is available for a term to be agreed, subject to periodic upwards only rent reviews.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Summary

- Rent: £15.50 per sq ft
- Business rates: £18,468 per annum
- Legal fees: Each party to bear their own costs
- EPC: B (32)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings



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