

FULLY LET



The Old Coach House

The Avenue, Farleigh Wallop, Basingstoke, RG25 2HX

**GRADE II LISTED
REFURBISHED OFFICES TO
LET AS A WHOLE OR IN
SUITES FROM 150 SQ FT -
1,944 SQ FT**

150 to 1,944 sq ft
(13.94 to 180.60 sq m)

- Ample on site car parking
- High speed broadband
- Woodchip heating via district heating network
- Fluorescent lighting
- Kitchenette
- Spotlights
- Carpeting throughout
- Perimeter cabling throughout

The Old Coach House, The Avenue, Farleigh Wallop, Basingstoke, RG25 2HX

Summary

Available Size	150 to 1,944 sq ft
Rent	£765 per month
Business Rates	Upon Enquiry
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The Grade II Listed property dates back from the mid 18th century and comprises mainly brick and flint elevations under a pitched roof. The available offices are offered on ground and first floors, accessed via a private driveway into a courtyard.

The accommodation has been extensively refurbished and comprises a number of cellular and linked offices to include fluorescent and spot lighting, carpeting and decoration throughout.

Location

The building is located in a central position in Farleigh Wallop, approximately 3 miles from Junction 7 of the M3 motorway and 4.5 miles from Basingstoke town centre. Alesford is some 20 minutes drive via the B3046 which also joins the A339 Alton road 1 mile south of Basingstoke town centre.

Accommodation

The accommodation comprises the following areas:

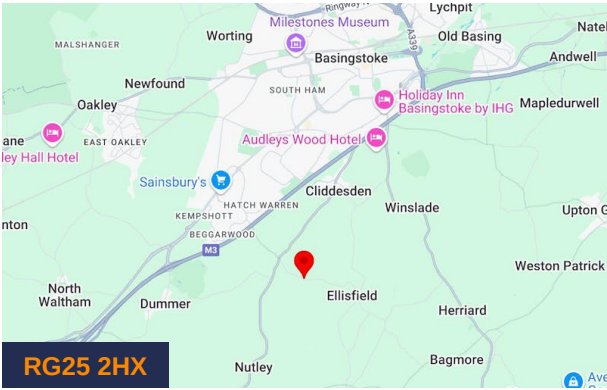
Name	sq ft	sq m	Rent	Availability
Suite - Room 2	282.58	26.25	£765 /month	Available

Viewings

Strictly by appointment with the sole agents bdt.

Terms

An internal repairing and insuring lease is available for a term by arrangement.



Viewing & Further Information



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The Old Coach House

FARLEIGH WALLOP, BASINGSTOKE, HAMPSHIRE RG25 2HT

Grade II listed refurbished offices to let as a whole
or in suites from 150 sq ft – 1,944 sq ft

with ample on site car parking

ON INSTRUCTIONS FROM
PORTSMOUTH ESTATES





The Building

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Amenities

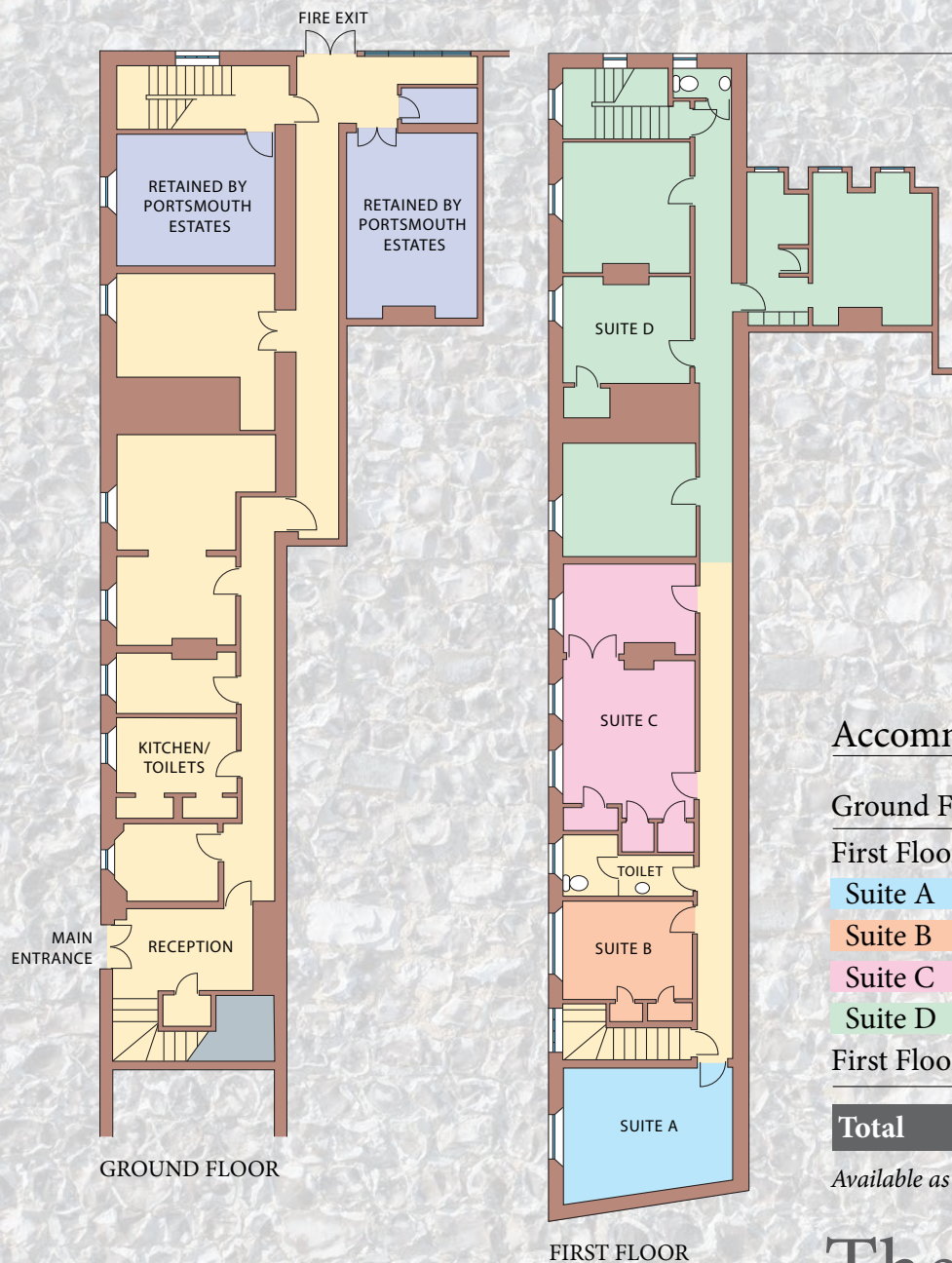
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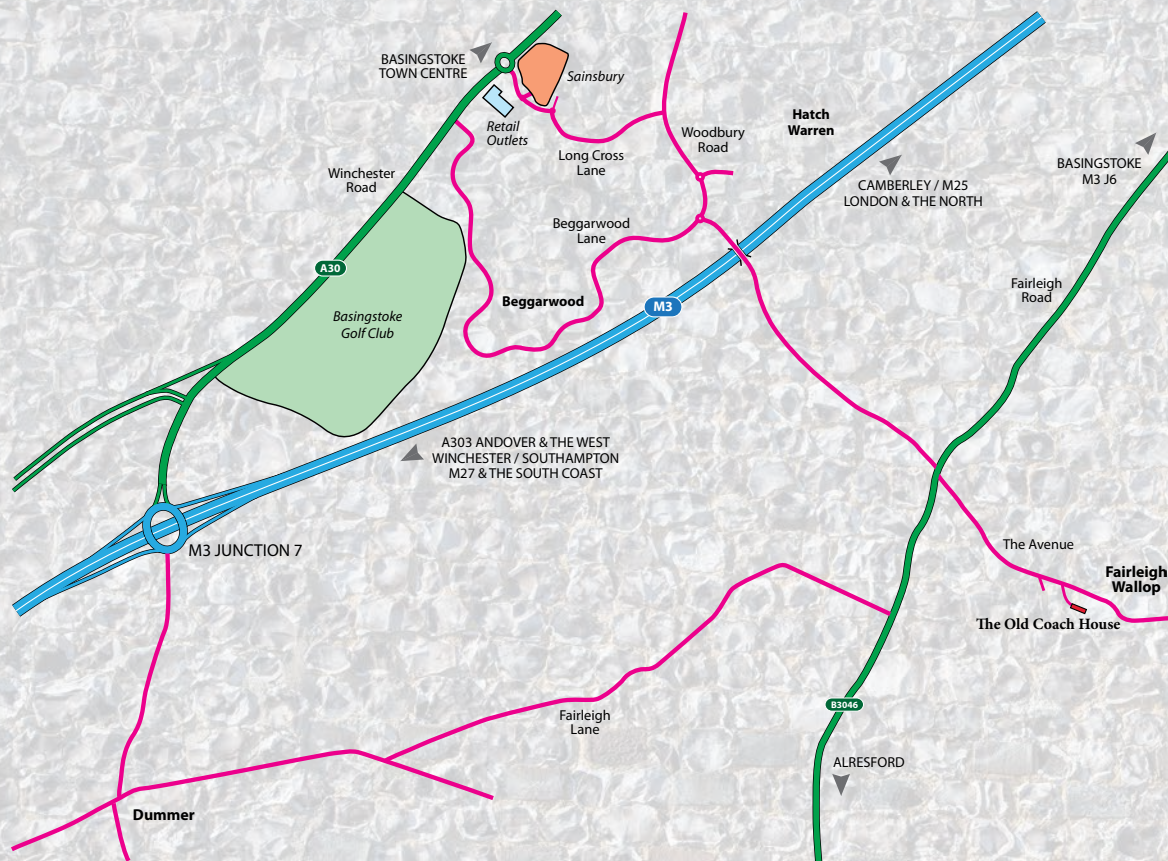
Accommodation

	sq ft	sq m
Ground Floor	688.78	63.99
First Floor		
Suite A	214.42	19.92
Suite B	152.85	14.20
Suite C	375.55	34.89
Suite D	512.68	47.63
First Floor	1,255.50	116.64
Total	1,944.28	180.63

Available as a whole or in separate floors/suites

The Old Coach House

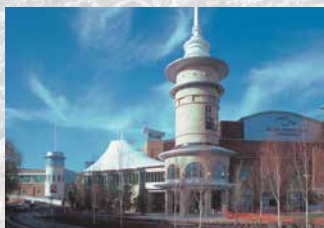
FARLEIGH WALLOP, BASINGSTOKE, HAMPSHIRE RG25 2HT



Garden feature



Club house



Basingstoke town centre



Basingstoke station

Location

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Alresford is some 20 minutes drive south via the B3046 which also joins the A339 Alton road 1 mile south of Basingstoke town centre.

Distance Chart

Basingstoke	4.5 miles
M3 Junction 7	3 miles
New Alresford	10.5 miles
Alton	10 miles
Winchester	17 miles
Reading	21 miles
M25 Junction 12	30 miles
M27 Junction 13	24 miles

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ON INSTRUCTIONS FROM
PORTSMOUTH ESTATES



Lease

An Internal Repairing and Insuring lease is available for a term by arrangement.

Rent

On application.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Viewings

Strictly by appointment with the sole agents Hollis Hockley.

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Misrepresentation Act 1967:

The particulars contained in this brochure are believed to be correct, but they cannot be guaranteed and they are expressly excluded from any contract.

Finance Act 1989:

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchaser or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.