

E (Commercial / Business / Service), Office

TO LET



First Floor Chiltern House

Feathers Yard, Basingstoke, RG21 7NX

Attractive town centre
courtyard office

1,100 sq ft

(102.19 sq m)

- Central location
- Suspended ceiling
- 2 car parking spaces, chargeable at £750 per annum, per space
- Nearby occupiers include: Croma Locksmiths, Ana's Beauty Parlour and Coomber Rich Solicitors

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Summary

Available Size	1,100 sq ft
Rent	£15,000 per annum
Rates Payable	£6,372 per annum
Rateable Value	£14,750
Legal Fees	Each party to bear their own costs
Estate Charge	Upon Enquiry
EPC Rating	D (85)

Description

First Floor Chiltern House is a town centre office suitable for Class E uses. Formerly an operating escape rooms business, the property is partitioned but has the ability for open plan working. There are windows overlooking Feathers Yard and May Place. The office suite also benefits from its own kitchenette and male and female WC's.

Location

Basingstoke is 45 miles to the south west of London adjacent to Junctions 6 & 7 of the M3 Motorway. The M4 and Reading can be easily accessed via the A33. There is a frequent rail service to London Waterloo, with a journey time of approximately 45 minutes.

Chiltern House is situated in Feathers Yard, which is accessed from New Road, via Red Lion Lane. It is, therefore well located for the town centre amenities and Local Authority car parks, with public parking available immediately outside the building.

If let individually Suite C will be accessed off May Place, which is adjacent to Red Lion Lane.

Viewings

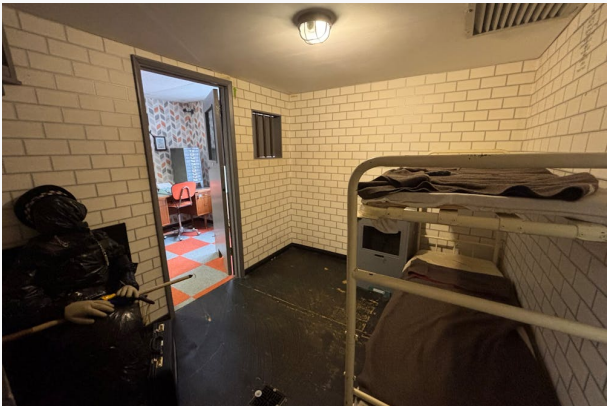
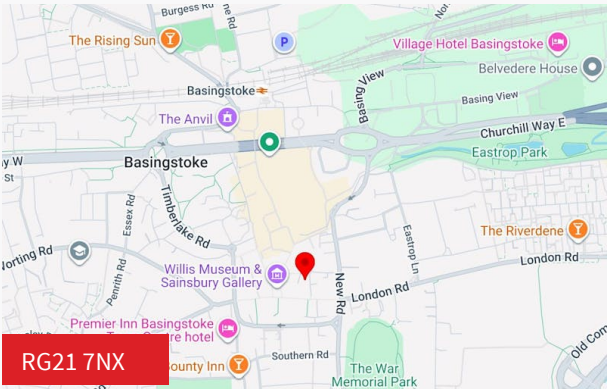
Viewings to be arranged via the sole agents at Curchod & Co.

Terms

A new FRI lease is to be agreed via the sole agents.

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



Viewing & Further Information

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