



EXCELLENT CAR PARKING

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

Landscaped Rural Environment

Summary

Tenure	To Let
Available Size	3,583 sq ft / 332.87 sq m
Rent	£16 per sq ft
Rates Payable	£3.91 per sq ft For confirmation of rates payable contact Basingstoke & Deane Borough Council on 01256 844844
Rateable Value	£28,560
EPC Rating	C (71)

Key Points

- Period Property
- Beautiful Countryside Setting
- Good Broadband Connectivity
- Excellent Parking
- Fitted Kitchen

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DESCRIPTION

Manor court is a quality conversion of three self contained terraced units formerly used as bull pens.

Unit One, The Bullpens, offers attractive ground and first floor office space and benefits from a modern, high quality fit-out.

The accommodation is essentially open plan, with a reception, individual offices, a boardroom, server room and kitchen.

LOCATION

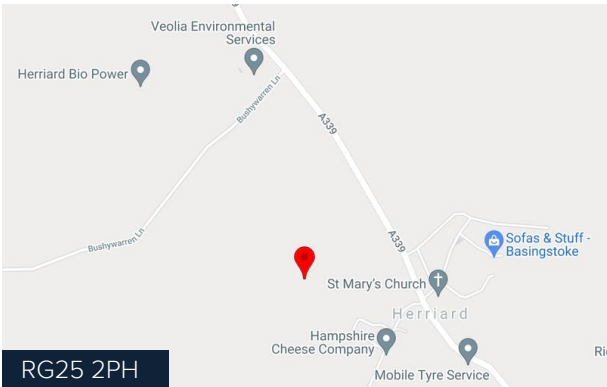
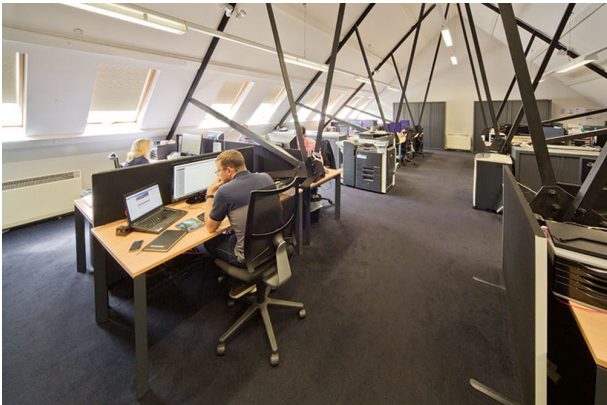
The buildings form part of the Herriard Park Estate, approximately 10 minutes from central Basingstoke via the A339.

To the south, Alton can be reached by car within 15 minutes. Basingstoke provides a mainline railway service to London Waterloo (45 mins).

Herriard is equidistant from junctions 6 and 7 of the M3 motorway and are both within 15 minutes drive.

LEASE

The offices are available by way of a new Full Repairing and Insuring Lease



Viewing & Further Information

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