



COMPETITIVE RENT £7.00 PSF

Crendon Barn

Herriard, Basingstoke, RG25 2PL

Newly Converted / Refurbished Storage & Distribution Warehouse

1,811 to 3,519 sq ft
(168.25 to 326.93 sq m)

- Competitive rent of £7.00 psf
- Two electrically Operated Roller Shutter Doors
- Three Phase Power Supply
- Onsite Car Parking
- Minimum Eaves Height - 4 m
- Pleasant Parkland setting
- Not suitable for HGV's
- Low intensity use preferred

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Summary

Available Size	1,811 to 3,519 sq ft
Rent	£7 - £8 per sq ft
Business Rates	To be assessed
Service Charge	£1 per sq ft linked to RPI
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

Crendon Barn, has been sympathetically restored to provide an industrial unit of concrete portal frame construction, new insulated profile metal cladding and roofing system which has been overlaid with timber. Formerly used as an agricultural building, the property has been recently refurbished to a high standard and comprises three phase electric, high speed broadband and a minimum eaves height of 4m rising to 5.8 m to the haunch.

The unit further benefits from 2 electrical roller shutter loading doors. Shared WC's are located nearby the unit.

Location

Crendon Barn is located in a central position within the popular Herriard Estate, approximately 5 miles from Central Basingstoke via the A339. To the south, Alton can be reached by car within 15 minutes.

Nearby occupiers include: 7 Stream Media, Precise Performance Ltd, Sofas & Stuff and Millar Equine Vets.

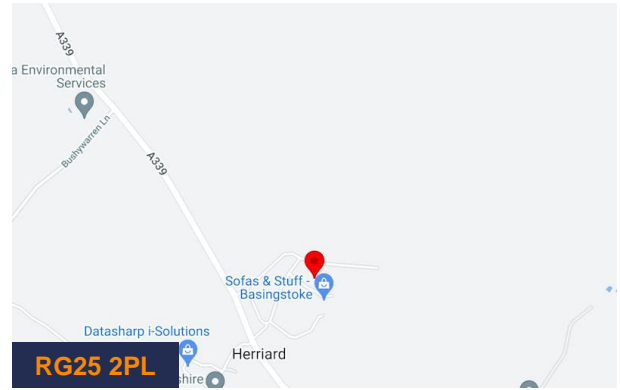
Basingstoke provides a mainline railway service to London Waterloo (45 minutes). Herriard is equidistant from Junctions 6 & 7 of the M3 motorway and are both within a 10/15 minute drive.

Terms

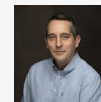
A new IRI (internally repairing & insuring) lease for a term to be agreed, subject to a service charge regime.

Viewings

Viewings strictly by appointment with the joint sole agents.

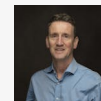


Viewing & Further Information



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