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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

# To Let - Office



Unit 1, Park Farm, Rectory Road, Oakley, Hampshire RG23 7ED

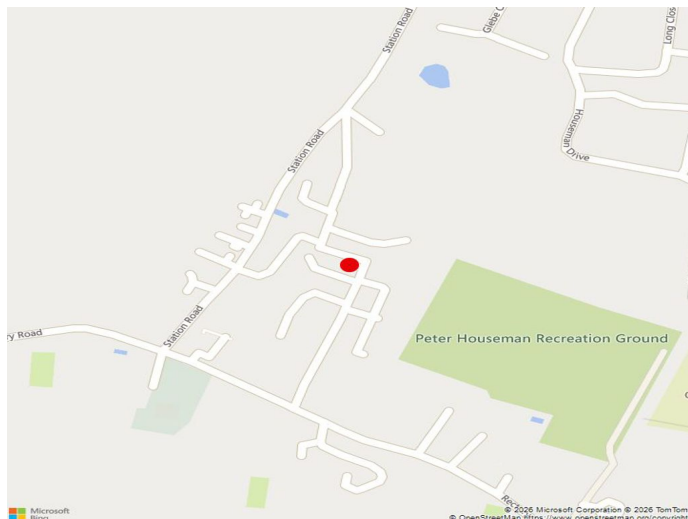
122 sq m (1,313 sq ft)

£15,000 per annum

**SIMMONS & SONS**

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## Location



Park Farm is situated within the small village of Oakley, approximately 5 miles from the centre of Basingstoke. The property benefits from excellent access and transport links with Junction 7 of the M3 a mere 3 miles away.

## Description

Unit 1, Park Farm is a former agricultural building that has been converted to a modern commercial office space. The building is set within a mixed use farmyard and benefits from air conditioning and fast fibre optic internet.

The premise also features a kitchenette, WC's and eaves storage.



## Accommodation

The accommodation comprises the following net internal areas:

Office Room 1: 19.8 Sq. m  
Office Room 2: 60.2 Sq. m  
Meeting Room: 12.6 Sq. m  
Eaves Storage: 47.5 Sq. m  
Kitchen  
2x W/C

| Floors            | sq m       | sq ft        |
|-------------------|------------|--------------|
| <b>Total Area</b> | <b>122</b> | <b>1,313</b> |

## EPC

The EPC rating is awaiting confirmation.

## VAT

VAT is not elected and will not be charged.

## Legal Costs

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

## Terms

The property is available by way of a new lease on terms to be agreed.

## Business Rates

Interested parties should make their own enquiries directly with Basingstoke and Deane Borough Council.

## Contact

Strictly by appointment with the Sole Marketing Agents:  
Henry Tett  
Basingstoke Office  
Tel: 01256 331244  
htett@simmonsandsons.com

### Code for Leasing Business Premises

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website: [RICS](https://www.rics.org/uk/for-you/your-business/leasing/code-of-practice-on-commercial-leases/)

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