

WITHOUT PREJUDICE



The Workshop

Manor Farm Yard, Upton Grey, Basingstoke, RG25 2RQ

ECONOMICAL INDUSTRIAL/WORKSHOP

2,640 sq ft
(245.26 sq m)

- NO MOTORTRADE USE
- Competitive Rent (£7.00 psf)
- Part of the wider Manor Farm Yard Business Estate
- New standard lease terms/packages
- Good allocated car parking
- Semi rural, affluent village location, near to Basingstoke and Hook

The Workshop, Manor Farm Yard, Upton Grey, Basingstoke, RG25 2RQ

Summary

Available Size	2,640 sq ft
Rent	£18,000 per annum
Rateable Value	£12,750
Service Charge	N/A
VAT	Applicable
EPC Rating	D (82)

Description

The property comprises an economical, industrial / warehouse unit. The premises have undergone some recent improvement works to the side cladding and new windows and roller shutter doors were installed approximately 5 years ago.

The premises offer a clear warehouse/industrial unit, which can be adapted by an occupier to suit their own individual requirements. The premises benefit from 2 roller shutter loading doors in the front and end elevations, reflecting 7m wide x 3.5m high, and 5.7m wide x 3.6m high. There is an additional self contained block, which could be converted into an office/staff welfare facility or offer additional storage. The premises also benefit from 3 Phase power.

Manor Farm Yard is a well managed business estate, which includes a CCTV camera system which is monitored across the site. Opening hours are 07:00 to 18:00 Monday & Tuesday, 07:00 to 21:00 Wednesday to Saturday and 08:00 to 18:00 Sundays and Bank Holidays.

Location

The premises are situated within Upton Grey which is a beautiful village in the North Hampshire Downs between Alton, Farnham and Basingstoke. It has a local shop and Post Office, a pub (Hoddington Arms) and a medieval church. Communication links to Basingstoke, Hook and Alton are excellent. Junction 6 of the M3 motorway and the Basingstoke Ring Road are approximately 7 miles (via Hackwood Road), Hook and Junction 5 of the M3 is 12 miles (via the Odiham Road) or Alton 15 miles (via the A339).

Legal Costs

The ingoing tenant will be required to contribute £750 plus VAT towards forming the new lease and this is payable whether or not a deal completes.

Terms

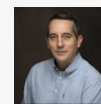
The landlords are able to offer a 3 or 7 year standard lease term.

Viewings

Strictly by appointment through the sole agents.



Viewing & Further Information



Russell Ware

01256 840777 | 07747 846422
Russell.Ware@bdt.uk.com



Andy Gibbs

01256 840777 | 07766 951719
andy.gibbs@bdt.uk.com





