



## Unit 19 Campbell Court

Bramley, Nr Basingstoke, RG26 5EG

**Well Specified, Hi-Tech  
Office / Business Premises  
"Of Interest to Owner  
Occupiers"**

**1,980 sq ft**  
(183.95 sq m)

- Part Lab/Stores & First Floor Offices
- Rare Business Unit For Sale
- Well presented
- Attractive courtyard development
- Gas central heating
- Suspended ceilings with LED light fittings (1st floor)
- 9 allocated car parking spaces

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## Summary

<b>Available Size</b>	1,980 sq ft
<b>Price</b>	£245,000 plus VAT
<b>Rateable Value</b>	£20,000
<b>VAT</b>	Applicable
<b>EPC Rating</b>	D (83)

## Description

Campbell Court is a quality development of business units developed by prestigious builders and developers TA Fisher. The estate is set in an attractive semi-rural business park environment. Unit 13 comprises a two storey building, with brick and glazed elevations under a pitched roof. The ground floor provides open plan storage/lab + one office/meeting room with refurbished w.c. facilities and a T-Point. The first floor has been partitioned to form a well apportioned mix of private offices and open plan area. It is carpeted and there is air conditioning on the first floor, plus a server room.

## Location

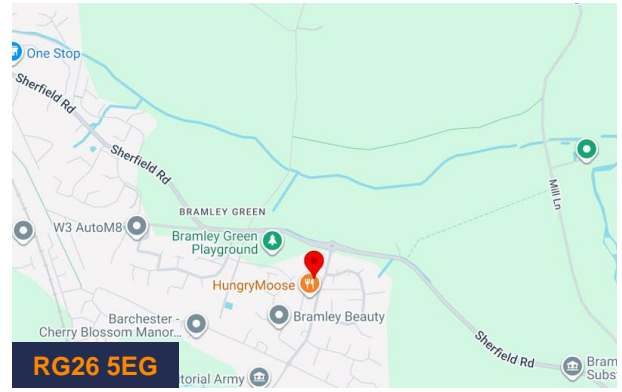
The property is located on the Campbell Court business park development in the village of Bramley, approximately 6 miles to the northeast of Basingstoke and 8 miles south of Reading. It can be accessed from the main A33 trunk road, offering easy access to both the M3 and M4 motorways. Bramley is able to boast a railway station, which is approximately 2 minutes from Campbell Court, and offers rail links to both Basingstoke and Reading mainline stations, with a respective intercity connection to London Waterloo and Paddington.

## Terms

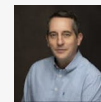
The sale of the residue of the long leasehold interest which is for a term of 999 years, with a ground rent of £100 pa.

## Viewings

Strictly by appointment through the sole agent.



## Viewing & Further Information



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