



## Gibson House

Old Chapel Lane, Charter Alley, Tadley, RG26 5PX

### Well Fitted Office/Business Unit

**1,600 sq ft**  
(148.64 sq m)

- New Lease Terms
- Pleasant Rural Location
- Tadley 4 miles and Basingstoke 7 miles via the A340 Aldermaston Road
- 8 Car Spaces
- Comprehensively Refurbished
- Air Conditioning

# Gibson House, Old Chapel Lane, Charter Alley, Tadley, RG26 5PX

## Summary

<b>Available Size</b>	1,600 sq ft
<b>Rent</b>	£23,000 per annum
<b>Rateable Value</b>	£10,250
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

Gibson House was sympathetically developed by our client and completed in the mid 1980's.

The first floor provides an exceptional working environment which is approached via a staircase leading from the ground floor side entrance lobby.

The ground and first floors are divided into two well apportioned office areas using demountable glass partitioning. The ground floor provides 2 WC's, kitchen and dedicated server room. The first floor also provides an additional WC and separate boardroom.

## Location

Gibson House is very well located in the pleasant Tadley village of Charter Alley. The A340 Aldermaston Road provides fast access to Basingstoke (7 miles) going south and Tadley (4 miles) going north. Ramsdell is 0.5 miles west providing access to the A339 Basingstoke to Newbury Road. Newbury is approximately 13 miles distant. Fast and frequent train services from Basingstoke into the heart of London Waterloo, approximately 45 minutes.

## Specification

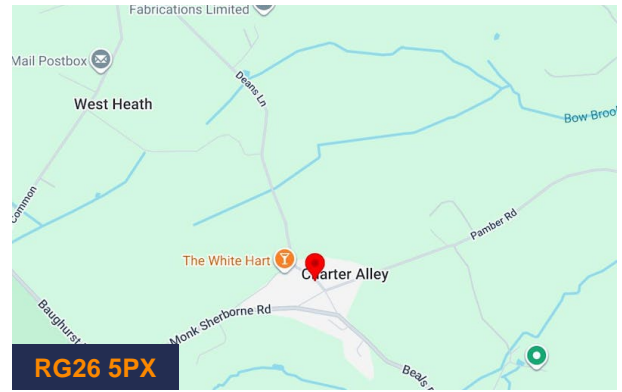
- 8 car spaces
- Intruder Alarm
- Air conditioning
- Fully refurbished to include kitchen, 3 WC's, LED lighting
- High quality fit out
- Server/Comms Room
- Mix of glass partitioned offices and open plan

## Terms

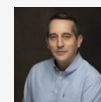
A new fully repairing and insuring lease for a term by arrangement.

## Viewings

Strictly by appointment through the sole agents.

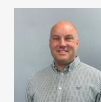


## Viewing & Further Information



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