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- Available to let separately or as a whole
- 48.87 to 222.32 Sq m
- Prominent location, good access links
- On site parking

To Let

£45,400 per annum

The Old Farmhouse, Hatch Warren Farm, Basingstoke, RG22 4RA

The Old Farmhouse, Hatch Warren Farm, Basingstoke, RG22 4RA

Description

The Old Farmhouse is a Grade ll listed building and forms part of a complex of former agricultural buildings which have been converted to office use on the south west side of Basingstoke.

The work has been carried out ot a high specification to provide a range of office suites on ground, first and part second floors. Where possible original features such as fireplaces, oak beams and brick walls have been retained.

Externally, the building will benefit from a landscaped walled garden and adjacent on site parking.

Unit 1 – 106.37 sq m / 1,145 sq ft
Unit 3 – 48.87 sq m / 526 sq ft
Unit 4 – 67.08 sq m / 722 sq ft
Total – 222.32 sq m / 2,393 sq ft

Location

Hatch Warren Farm is located off Hatch Warren Lane close to the junction with Cliddesden Lane, and adjacent to the Portsmouth Arms Public House.

Hatch Warren is within easy reach of both Junction 6 and Junction 7 of the M3 motorway. Basingstoke Town Centre is located approximately 2 miles to the north east.

Services

We understand that mains electricity and mains water are available, however, we would recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these services for their own purposes.

N.B. None of the services have been tested and it is the responsibility of the proposed tenant / purchaser to satisfy themselves as to their operation / condition.

Service Charge

Upon Enquiry.

Terms and Tenure

The premises are to be offered to let by way of a new fully repairing and insuring lease on terms to be agreed of the inidiviual units or as a whole.

Business Rates

The three units are currently all assesed as one with a rateable value of £27,500.

Planning

The property has planning consent for commercial use under class E (former B1 use). This allows for business, service, light industrial or storage units.

However, it is the proposed tenant's responsibility to fully satisfy themselves in this instance by contacting the local authority on 01256 845276.

VAT

All rents, prices and premiums are stated exclusive of VAT under the Finance Act 1989. We are advised by the clients that the property does attract VAT.

Energy Performance Certificate Rating : D

what3words

The location of the access to the property is ///change.ended.chat

Viewings

Viewings and access to the property are strictly by prior appointment with Robinson & Hall only.

To arrange a viewing, please call:
Bedford Commercial
01234 351000 option 2

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Land and Property Professionals

118 Bromham Road
Bedford
MK40 2QN

Agent's Notes

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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Robinson & Hall LLP have not tested any of the services or equipment.

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