

**OFFICES**

**400 - 510 (37.2 – 47.4 m<sup>2</sup>)**

**TO LET**



**Granary Court, Stratfield Saye, Hampshire RG7 2DL**

- Available with flexible lease terms
- Parking ratio 1 space per 200 sq.ft.
- Beautiful rural location.
- Double glazed

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**11 Chequers Road, Basingstoke RG21 7PU**

**LOCATION** The property is located in Fair Oak Green, Stratfield Saye being approximately half way between Junction 11 of the M4 and Junction 6 of the M3 and within easy reach of Tadley, Reading and Basingstoke

**DESCRIPTION** The property comprises a barn conversion building of traditional brickwork construction under a slate covered pitched roof. The development comprises 8 small office and business units facing a courtyard and all being completely self-contained.

Unit	Type	Size Sq Ft (m <sup>2</sup> )	Rent from	Availability
4	Salon/Office	510 (37.2)	£9,180	Available 2021
9	Office	400 (47.4)	£7,500	Now

Please note rents are quoted per annum exclusive of service charge and business rates. The current service charge is £1.59 per sq.ft. per annum and includes buildings insurance, refuse collection and all external repairs and decoration.

**VAT** Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. The property is elected for VAT.

**TERMS** A new full repairing and insuring lease for a term to be agreed.

**RATEABLE VALUE** Enquiries to Basingstoke & Deane Borough Council 01256 844844. Small Business Rate Relief could result in no business rates being payable.

**LEGAL COSTS** Each party to bear their own legal costs.

**VIEWING** Strictly by appointment with sole agents: -

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