

OFFICES

346 - 902 (32.2 – 83.8 m²)

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

Telephone: (01256) 331243

Facsimile: (01256) 331333 e-mail: info@sbtproperty.co.uk www.sbtproperty.co.uk

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 ²)	Rent from	Availability
1	Office	346 (32.2)	£6,250	Late 2021
2	Office	902 (83.8)	£13,500	Late 2021

Please note rents are quoted per annum exclusive of service charge and business rates. The current service charge is £1.65 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: -

SBT Ltd **Tel: 01256 331243**
11 Chequers Road
BASINGSTOKE **E-mail: info@sbtproperty.co.uk**
Hampshire
RG21 7PU