

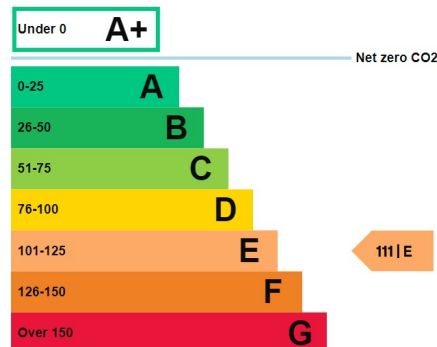
2 The Bullpens, Manor Court, Herriard, RG25 2PH



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Energy efficiency rating for this property

This property's current energy rating is E.



Available £27,000 Annual

2 The Bullpens, Manor Court, Herriard

2 The Bullpens Manor Ct, Herriard, Basingstoke, UK

Summary

Available Size 1,624 sq ft

Rent Â£27,000 per annum exclusive.

Rates Payable Â£11,601.75 per annum

From 1st April, 2023

Rateable Value Â£23,250

Service Charge Service charge payable (details upon application).

EPC Rating E (111)

Description

Manor Court is a quality conversion of three, self-contained terraced units formerly used

as bull pens sympathetically restored/converted in 2005.

Unit 2 comprises all ground floor, open plan accommodation with a separate

office/boardroom, small kitchen and male & female wcs and shower.

AMENITIES INCLUDE

â€¢ Open plan â€¢ studio styleâ€¢ accommodation

â€¢ Generous car parking provision (6 reserved spaces adjacent to the building and 8 in the shared parking area).

â€¢ Self-contained facilities with independent entrance via the front.

- â ¤ Branding potential
- â ¤ Separate office/meeting room.
- â ¤ Fast internet fibre connection installed.
- â ¤ 6 x Electric vehicle charging points.
- â ¤ Attractive parkland setting on Herriard Park.

Location

The building forms part of the Herriard Park Estate, approximately 10 minutes from central Basingstoke via the A33. Basingstoke provides a mainline railway service to London Waterloo (45 minutes). To the south, Alton can be reached by car within 15 minutes. Herriard is equidistant from Junctions 6 and 7 of the M3 motorway and are both within 15 minutes drive.

Terms

A new internal repairing and insuring lease is available for a term to be agreed, subject to periodic upwards only rent reviews.

Legal Costs

Each party is responsible for their own legal costs