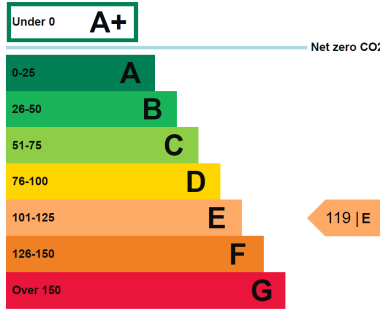


1/5/2021 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK



Available

£14,000 PA

The Old Cart Shed, Herriard

Herriard

LOCATION

The Old Cart Shed is located in a central position within the popular Herriard Park Estate, approximately 5 miles from central Basingstoke via the A339. To the south Alton can be reached by car within 15 minutes. Basingstoke provides a mainline railway service to London Waterloo (45 minutes). Herriard is equidistant from Junctions 6 and 7 of the M3 motorway and both are within a 10/15 minute drive.

DESCRIPTION

The Old Cart Shed is an attractive self-contained office set within a courtyard. The accommodation provides 3 individual offices on ground floors, with a workshop / store to the rear.

ACCOMMODATION

Total net internal area 1641 sq ft covering 3 offices and a store

	Office 1	527 sq.ft.
Office 2	238 sq.ft.	
Office 3	159 sq.ft.	
Stores*	717 sq.ft.	
Total	1641 sq.ft.	

Net internal floor area

FEATURES/AMENITIES

- Kitchenette
- 8 + car parking spaces
- Single WC
- Fluorescent strip lighting
- Carpeting
- Fibre to the premises from Wessex internet
- Electric night storage heating

TERMS

A new lease is available on flexible lease terms at a starting rent of £18,500 per annum exclusive.

BUSINESS RATES

Rateable Value	£14,500
Uniform Business Rate	49.1/£

Rates payable £7,119.50 *Interested parties are advised to check with Basingstoke & Deane Borough Council on 01256 844844.*

LEGAL COSTS

Each party are to bear their own legal costs involved in this transaction.