

“THE COACH HOUSE” GRADE II LISTED ATTRACTIVE PERIOD OFFICE BUILDING

883, 1,932, 3,255 sq ft [77.4, 179, 302 sq m]

**EXCELLENT ON-SITE CAR PARKING AND CONVENIENT
LOCATION TO JUNCTION 7 OF THE M3 AT DUMMER.**



The Coach House
Kempshott Park
Dummer
Basingstoke
Hampshire
RG25 2DB



LOCATION

Basingstoke is strategically located in the heart of Southern England. It lies some 45 miles south west of London, linked by the M3 motorway at junctions 6 & 7 and also served by a frequent rail service to and from Waterloo. The lower section of the M3 motorway ultimately provides a link to the South Coast ports. Basingstoke is a vibrant town with a strong economy, already home to a number of large international employers and support companies. In particular, it is highly ranked by the National Institute of Economic & Social Research, as being a popular destination for IOT and digital companies.

The Coach House is conveniently located at Dummer on Kempshott Park adjacent to Dummer Golf Club in a rural setting. The property is situated at the end of a half mile long driveway located immediately off Junction 7 of the M3. Communication links both north and south along the M3 are therefore excellent.

DESCRIPTION

The Coach House is a listed building which was sympathetically refurbished circa 10 years ago to provide a mixture of open plan and partitioned office areas. The available accommodation is provided on the ground and first floors. The ground floor has been divided into four offices. The first floor is divided into two areas both of which are open plan. Access is provided via the shared main entrance door and hallway. There is also a self-contained private entrance from the rear gardens/car park for the ground floor suite. In addition, the first floor has a storage area included with the accommodation. Other tenants in The Coach House are NFU Mutual.

AMENITIES

- Dedicated kitchens
- Pleasant rural setting
- Fibre connectivity (tbc)
- New lease terms
- Less than 0.5 miles to J7 of the M3 motorway
- Excellent car parking provision

FLOOR AREA

The premises comprise the following net internal floor areas -

Ground floor offices	883 sq ft	(77.4 sq m)
First floor offices	1,932 sq ft	(179.58 sq m)
First floor stores	440 sq ft	(40.8 sq m)
Total	3,255 sq ft	(302.4 sq m)

EPC

The premises have an Energy Performance Ratings of
Ground floor - 'D - 96' - First floor - awaited.

RENT

Ground floor	£13,950 per annum exclusive.
First floor	£33,000 per annum exclusive.

LEASE

New lease(s) on an effective fully repairing and insuring lease terms to be agreed, contracted outside of the Landlord & Tenant Act 1954.

BUSINESS RATES

Ground floor	To be reassessed
First floor	£22,750

These figures are not to be relied upon and it is recommended interested parties should make their own enquiries with the Local Rating Authority, Basingstoke & Deane Borough Council on 01256 844844..

VACANT POSSESSION

Without prejudice and provided upon completion of legal formalities.

LEGAL COSTS

Each party are to be responsible for their own legal costs involved in this transaction.

VIEWING

Strictly by appointment through the joint sole agents:

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