



**BUSINESS UNITS  
SMART, OPEN PLAN OFFICES, LIGHT ASSEMBLY, R & D AND STORES  
AVAILABLE INDIVIDUALLY OR COMBINED**

**TO LET (May Sell)**

**1,235 to 7,300 SQ FT**



**UNITS 1-4, CAMPBELL COURT, BRAMLEY,  
NR BASINGSTOKE, RG26 5EG**

- Suitable for various uses such as offices, light production, R & D or storage.
- Established commercial property location in Bramley, 7 miles from Basingstoke, 13 miles from Reading.
- All units presently interlinked and party walls fully removed at first floor.
- Air conditioned first floor open plan offices.
- 29 car parking spaces in total

# Units 1-4, Campbell Court, Bramley, Nr Basingstoke, RG26 5EG

## LOCATION:

The property is located on the Campbell Court business park in the village of Bramley, approximately 7 miles to the north east of Basingstoke and 13 miles south of Reading. Whilst the location is out of town, there are village facilities within Bramley itself, including a railway station on the main Basingstoke - Reading line. Motorway access is afforded at Junction 6 on the M3 and Junction 11 on the M4, both via the A33. Heathrow, Gatwick and Southampton airports are all easily accessible. Fast and frequent rail services run to the heart of London (Basingstoke to Waterloo and Reading to Paddington) in short travel times.

To view the approximate location of the property go to [www.multimap.com](http://www.multimap.com) and type in RG26 5EG.

## DESCRIPTION:

Campbell Court is an established development of office and business units, set within an attractive courtyard style business park. The development comprises approximately 30 units and has proved very popular over the years. Units 1-4 are prominently positioned within the first phase of the scheme, occupying an end of terrace position. The accommodation is divided over ground and first floors, construction materials are predominantly brickwork and glazing around what is likely to be a steel portal frame, all positioned beneath a composite steel pitched roof covering.

## AREAS:

Unit No.	Ground Floor (sq ft)	First Floor (sq ft)	Low-height Platform (sq ft)	Mezzanine	Total SQ FT (GIA)
1	1,235	-	-		1,235
2	1,277	727	(149)		2,004 (+ 149)
3	1,262	733	(78)		1,995 (+ 78)
4	1,265	802	(343)		2,067 (+ 343)
	<b>5,039</b>	<b>2,262</b>	<b>(570)</b>		<b>7,301 (+ 570)</b>

## AMENITIES:

### Ground Floor:

- Security shutters on windows/doors
- Vinyl floor coverings onto screeds
- Suspended ceilings in the main
- Recessed and/or fluorescent lighting
- Partial air conditioning via cassettes
- Male and female toilets
- Small tea point outlets
- 29 car parking spaces

### First Floor Offices:

- Central tea point
- Air conditioning cassettes
- Ventilation system
- Gas fired radiators
- Suspended ceilings
- Cat 2 recessed lights
- 3 compartment trunking
- Storewalls

## TERMS:

The entire property is available for a period of 5 - 10 years at a rent of **£56,575 per annum** exclusive (£7.75 per sq ft). By way of alternative our client will now give consideration to subdivision back to smaller size options (as per the areas above). Lettings or Sales will be considered.

## ENERGY RATING:

The property has an energy rating of Unit 1 – D-81, Unit 2 – D-86, Unit 3 – D-90 and Unit 4 – E-102

## RATES:

The overall RV assessment is £46,500. Rates payable are estimated on the VOA website as being £21,993 pa (£3.01 per sq ft), but this may not take account of transition. Occupiers are advised to clarify figures with the council's rating department on 01256 844844.

## VIEWING:

Strictly by appointment through the joint sole agents:



Email: [russellware@londonclancy.co.uk](mailto:russellware@londonclancy.co.uk)



Email: [richard.thomas@bdt.uk.com](mailto:richard.thomas@bdt.uk.com) or [brian.pickett@bdt.uk.com](mailto:brian.pickett@bdt.uk.com)

Ref: RT/smd/Unuits1-4,CampbellCourt (31.07.17)

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Finance Act 1989: Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchaser or lessor must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.