



Unit 13 Campbell Court

Bramley, Nr Basingstoke, RG26 5EG

**Well Specified, Hi-Tech
Office / Business Premises
"Of Interest to Owner
Occupiers"**

2,500 sq ft
(232.26 sq m)

- Price reduction (£295K Plus VAT)
- EV Car Charger
- Rare Business Unit For Sale
- Well presented
- Attractive business estate
- Gas central heating
- Suspended ceilings with LED's
- 8 allocated car parking spaces

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Summary

Available Size	2,500 sq ft
Price	£295,000 plus VAT
Business Rates	Rateable Value - GF: £11,500, 1st F: £12,250
Service Charge	£2,034.65 per annum
EPC Rating	D (87)

Description

Campbell Court is a quality development of business units developed by prestigious builders and developers TA Fisher. The estate is set in an attractive semi-rural business park environment. Unit 13 comprises a two storey building, with brick and glazed elevations under a pitched roof. The ground floor is more open plan with w.c. facilities and a T-Point. The first floor has been partitioned to form a well apportioned mix of private office and meeting rooms. It is carpeted and there is an air conditioning unit in part of the first floor.

Location

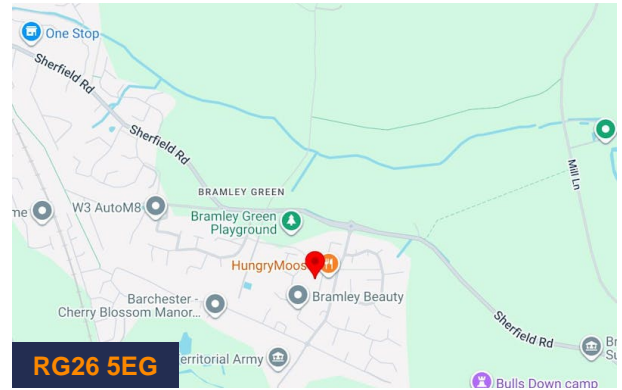
The property is located on the Campbell Court business park development in the village of Bramley, approximately 6 miles to the northeast of Basingstoke and 8 miles south of Reading. It can be accessed from the main A33 trunk road, offering easy access to both the M3 and M4 motorways. Bramley is able to boast a railway station, which is approximately 2 minutes from Campbell Court, and offers rail links to both Basingstoke and Reading mainline stations, with a respective intercity connection to London Waterloo and Paddington.

Terms

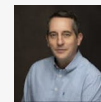
The sale of the residue of the long leasehold interest which is for a term of 999 years, with a ground rent of £100 pa. Our clients may consider renting. Terms on application.

Viewings

Strictly by appointment through the sole agent.



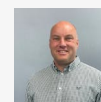
Viewing & Further Information



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