



ATTRACTIVE PERIOD OFFICE BUILDING

**883 sq ft – 1,932 sq ft – 3,255 sq.ft
(77.4 sq m - 179 sq m – 302 sq m)**

TO LET



COACH HOUSE, KEMPSHOTT PARK, DUMMER, RG25 2DB

- **New Lease Terms**
- **Less than 0.5 miles to junction 7 of the M3 motorway**
- **Excellent car parking provision**
- **Air-conditioning to part**
- **Central heating**
- **Carpets**
- **Fibre connectivity (TBC)**
- **Mixture of individual offices and open plan areas**
- **Kitchenettes**

Coach House, Kempshott Park, Dummer, RG25 2DB

LOCATION:

Basingstoke is 45 miles to the south west of London adjacent to Junctions 6 & 7 of the M3 Motorway. The M4 and Reading can be easily accessed via the A33. There is also a frequent rail service to London Waterloo, timetabled at 45 minutes. Basingstoke is a major centre for commerce and industry with many national companies located here and it benefits from a diverse range of leisure, recreational and shopping facilities with a Borough population of approximately 150,000.

The Coach House is conveniently located at Dummer on Kempshott Park, adjacent to Dummer Golf Club. 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 is sympathetically refurbished to provide a mixture of both open plan and partitioned office areas. The available accommodation is set out on the ground and first floors. The ground floor suite has been divided into 4 separate offices. The 1st floor is divided into two areas both of which are substantially open plan. In addition, the 1st floor has a storage area included with the accommodation.

AREA:

The premises have the approximate net floor areas:

Ground Floor:	883 sq ft (77.40 sq m)
Offices:	1,932 sq ft (179.48 sq m)
1 st Floor stores:	440 sq ft (40.88 sq m)

TOTAL: 3,255 sq ft (302.40 sq m)

RENT:

Ground Floor:	£13,950 per annum
1 st Floor:	£33,000 per annum

LEASE:

A new lease(s) for a term by arrangement.

RATES:

We have been informed that premises has the following rateable values

Ground Floor:	To be reassessed
1 st Floor:	£22,750
Both at a rate of 49.1p	

ENERGY RATING:

Ground Floor:	D-96
1 st Floor:	Awaiting

LEGAL COSTS:

Each party is to be responsible for their own legal costs incurred in the transaction.

VIEWING:

By appointment with the joint sole agents:



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Our ref: BRP/dal/CoachHouse,Dummer (11.03.2020)

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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.