

“THE COACH HOUSE” GRADE II LISTED OFFICE SUITE IN RURAL SETTING

883 sq ft [77.4 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 subject suite is located towards the front left hand wing of the building. 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.

The suite comprises four separate offices accessed via a corridor linked to the main shared hallway/reception. The suite benefits from its own dedicated kitchen. Other tenants in The Coach House are NFU Mutual.

AMENITIES

- Dedicated kitchen
- Pleasant rural setting
- Fibre connectivity (tbc)
- New lease terms
- Less than 0.5 miles to J7 of the M3 motorway
- Excellent car parking provision
- 4 separate well-apportioned offices.

FLOOR AREA

The premises comprise all ground floor -

Total net internal area 883 sq ft (77.4 sq m)

EPC

The premises have an Energy Performance Rating of - awaited



RENT

£13,950 per annum exclusive.

LEASE

A new lease on an effective fully repairing and insuring lease terms to be agreed, contracted outside of the Landlord & Tenant Act 1954.

BUSINESS RATES

The business rates shall be re-assessed upon granting vacant possession. It is anticipated the Rateable Value shall fall below £12,000 and therefore below the 100% Small Business Rates Relief.

These figures are not to be relied upon and it is recommended interested parties should make their own enquiries with the Local Rating Authority, Test Valley Borough Council on 01264 368000.

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 sole agents:

Russell Ware

London Clancy

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