

MODERN FIT-OUT



Unit 2 Tool Shed

Manor Farm Yard, Upton Grey, Basingstoke, RG25 2RQ

**Modern Business Unit /
Office Studio / Use Class 'E'
Incl. (Beauty, Laser,
Aesthetics, Clinics etc)**

620 sq ft
(57.60 sq m)

- Versatile business premises
- Extremely well fitted with air-conditioning
- Good car parking
- Well managed semi rural estate within beautiful countryside
- High specification build quality with kitchen, 'DDA' compliant WC and LED lighting
- Easy links to M3 and A31

01256 840777

www.bdt.uk.com

Unit 2 Tool Shed, Manor Farm Yard, Upton Grey, Basingstoke, RG25 2RQ

Summary

Available Size	620 sq ft
Rent	£975 per month
Rateable Value	£3,250
VAT	Applicable
EPC Rating	B (37)

Description

Manor Farm Yard comprises a selection of farm buildings which have been sympathetically restored and newly developed to offer flexible business accommodation, carefully managed by the farm's owners. Established businesses on the estate include Paula Rooney Limited (florist), James Knight Interiors, Moores Vet, Studio 3 Dental, Be Activated, EnergiVue.

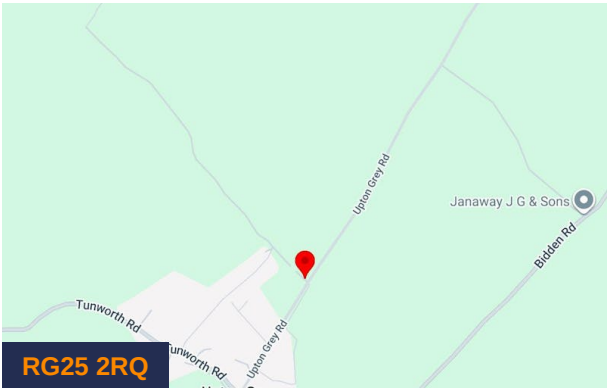
Unit 2 Tool Shed comprises a versatile office business unit developed around 2022. The premises can be used as offices but also benefit from double door access for deliveries enabling decent storage / assembly / workshop attributes. The current tenant has created a superb environment which includes an open plan office / reception, 1 private office (with potential to reinstate back to open plan), and separate kitchen and WC. The tenant has installed wall mounted comfort cooling / heating, and wood effect herringbone flooring.

Location

The premises are situated within Upton Grey which is a beautiful village in the North Hampshire Downs between Alton, Fareham and Basingstoke. It has a local shop and Post Office, a pub (Hoddington Arms) and a medieval church. Communication links to Basingstoke, Hook and Alton are excellent. Junction 6 of the M3 motorway and the Basingstoke Ring Road are approximately 7 miles (via Hackwood Road), Hook and Junction 5 of the M3 is 12 miles (via the Odiham Road) or Alton 15 miles (via the A339).

Terms

The Landlords are able to offer 3 or 7 year standard lease terms.



Viewing & Further Information



Russell Ware
01256 840777 | 07747 846422
russell.ware@bdt.uk.com

