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INCORPORATING  
WOODFORD & C<sup>o</sup>

**FOR SALE  
OR TO LET**

## **SELF-CONTAINED OFFICE BUILDING**

### **FOR SALE/TO LET**

**4,713 Sq Ft  
(474 sq m)**



**WOODLAND COURT, SHORTWOOD COPSE LANE,  
BEGGARWOOD, BASINGSTOKE, RG23 7NL**

- Air-conditioning
- 31 car spaces
- Raised floors
- Vaulted ceiling to the 1<sup>st</sup> Floor
- Kitchen
- Separate stores.
- Double glazing

## ***Woodland Court, Shortwood Copse Lane, Beggarwood, Basingstoke, RG23 7NL***

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### **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.

Woodland Court is situated on Shortwood Copse Lane, just off Beggarwood Lane. It is therefore easily accessible to the A30 which provides good access to junction 7 of the M3, a few minutes away, and also into Basingstoke. In addition, there are local amenities with a pub, and convenience store within easy walking distance.

### **DESCRIPTION:**

The building is of brick and steel frame construction. It is set out on ground and first floors. The first floor is open plan throughout, with the benefit of a vaulted ceiling giving a very airy feeling. The ground floor is divided into two areas which have been partitioned off, with WC's only on the ground floor.

The premises benefits from air-conditioning, raised floors and is carpeted. There is suspended ceilings with fluorescent lighting.

### **FLOOR AREAS:**

1 <sup>st</sup> Floor	-	2,594 sq ft (241.03 sq m)
Ground Floor	-	2,119 sq ft (196.88 sq m)
TOTAL NET INTERNAL AREA	-	4,713 sq ft (473.84 sq m)

### **TENURE:**

The premises is available freehold with vacant possession or on a new lease for a term by arrangement.

### **ENERGY RATING:**

Pending.

### **RATES:**

The premises has a rateable value of £39,750 giving rates payable of approximately £20,300.

### **VIEWING:**

By appointment with the sole agents:



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

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