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To Let - Office



Bluett House, Manor Farm, Cliddesden, Hampshire RG25 2JB

414 - 1,477 sq ft (38.46 - 137.21 sq m)

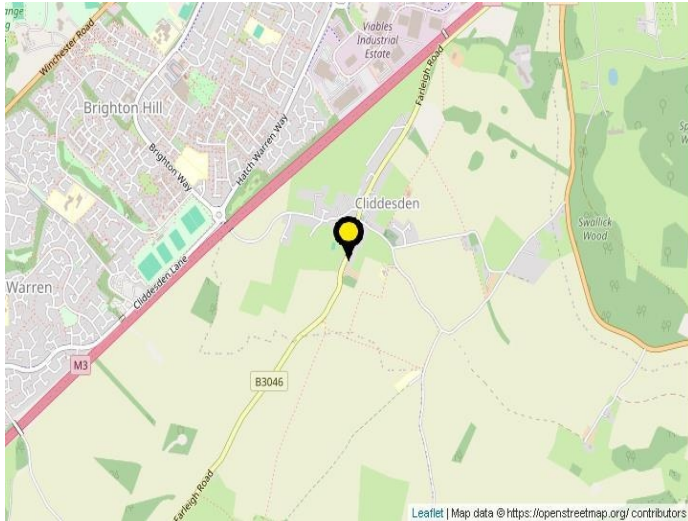
£19.00 per sq ft

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Location



Cliddesden is a village located just off the A339 just south of Basingstoke. Access to the J7 of the M3 is about 5 minutes by car. There are frequent services from Basingstoke railway station to London Waterloo (45 minutes).

Description

Bluett House comprises 2 attractive self-contained offices with their own wcs, available separately or together, with good car parking in a countryside setting close to the village of Cliddesden.



Simmons & Sons Surveyors LLP for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract or offer; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Simmons & Sons Surveyors LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

Accommodation

The accommodation comprises the following net internal areas:

Floors	sq ft	sq m
Unit 11 & 12	1,063	98.75
Unit 13	414	38.46
Total Area	1,477	137.21

EPC

The EPC rating for this property is D.

VAT

VAT is elected and will be charged.

Legal Costs

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

Terms

A new FRI lease for a term by arrangement.

There is a service charge of 3% of the annual rent plus a share of the maintenance costs of the business park.

Business Rates

Unit 11 & 12 Rateable Value: £17,750

Unit 13 Rateable Value: £8,400

Interested parties should make their own enquiries directly with Basingstoke & Deane Borough Council.

Contact

Strictly by appointment with the Sole Marketing Agents:

Henry Tett or John Strickland

Simmons & Sons Basingstoke Office

Tel: 01256 327711

Email: commercial@simmonsandsons.com

Code for Leasing Business Premises

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website: [RICS](https://www.rics.org/uk/for-you/your-business/leasing/code-of-practice-on-commercial-leases/)

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