

OUT OF TOWN BUSINESS PARK PREMISES AVAILABLE FOR SALE

**SELF CONTAINED UNIT WITH AT LEAST 6
ON SITE CAR SPACES**

1,985 Sq Ft (184 Sq m) gia



**UNIT 23 CAMPBELL COURT, BRAMLEY, TADLEY,
HAMPSHIRE, RG26 5EG**



- Accommodation arranged over two floors - open plan at first floor level, subdivided at ground floor.
- Partitions can remain or be removed as part of an intended redecoration programme.
- Attractive business park development using traditional building materials and with excellent on site parking provision.



7 Faraday Office Park, Faraday Road, Basingstoke,
Hampshire RG24 8QQ Fax: 01256 840900

LOCATION

The property is positioned on the established Campbell Court business park located approximately 1 mile to the east of Bramley village on the main route to Sherfield-on-Loddon, and the A33 trunk road. Bramley itself is situated approx. 5 miles to the northeast of Basingstoke, with access offered via the A33. Junction 6 on the M3 and junction 11 on the M4 are both within easy reach.

PROPERTY DESCRIPTION

The unit comprises a two storey, mid terrace office building of steel frame construction, brick and glazed external elevations and a pitched steel profile clad roof. The space is arranged over ground and first floor levels, together with a loft storage area. Officially, 6 car parking spaces are designated, although there are additional unused spaces throughout this particular phase of the Campbell Court development. The estate is well managed and provides for refuse collection points.

FLOOR AREAS

	Sq m	Sq ft
Ground floor	117.52	1,265
First floor offices	66.89	720
Total gross internal area, approx.	184	1,985

AMENITIES

- Suspended ceilings with low glare fluorescent lighting (cat 2 in the main)
- Loft storage space towards the rear of the ground floor area
- 3 compartment perimeter trunking
- Window blinds
- Single ceiling hung air cooling cassette at first floor level
- Carpet tiles throughout
- Gas fired central heating
- Teapoint and toilet facilities
- At least 6 on site car spaces.

TERMS

The property is offered For Sale, subject to a small peppercorn rental payment, for the sum of **£240,000**.

RATES

We understand that rates payable on the property are likely to reflect £4.25 per sq ft pa.

LEGAL COSTS & VIEWINGS

Each party to bear their own legal costs. Possession is available subject to a completion of legal formalities. Viewing inspections can be arranged via the sole agents:



e-mail: richard.thomas@bdt.uk.com

Ref:RT/ss /23 Campbell Court(13.06.2011)

Misrepresentation Clause:

The particulars contained in these details are believed to be correct, but cannot be guaranteed. All liability in negligence or otherwise, for any loss arising from the use of these particulars is hereby excluded. Rents and prices quoted may be subject to VAT in addition.