

ATTRACTIVE OFFICE BUILDING SET IN RURAL SURROUNDINGS

TWO INDIVIDUAL FLOORS OR SELF CONTAINED BUILDING

1,264 - 2,605 Sq Ft (117 - 242 Sq m)

TO BE LET



**ASPECT HOUSE, HERRIARD BUSINESS PARK, HERRIARD,
NR BASINGSTOKE, RG25 2PN**



Nearby public house

- Excellent on site parking - total of 14 spaces
- Easily accessible from A339, Basingstoke to Alton trunk road
- Close proximity to popular local Public House
- Short or longer term lease solutions

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LOCATION

The Herriard Business Park is situated just off the A339 Basingstoke to Alton road, midway between both towns (approximately 7 miles equidistant). The development backs onto the A339, although Aspect House itself is sheltered from any traffic noise by other units. The M3 motorway can be accessed at junction 6 in Basingstoke. Junction 5 is also accessible at Hook via a more rural network of local roads. The location is rural in nature with the outlook from the property across arable land. However, the development also sits adjacent to local country housing and the Fur & Feathers public house.

PROPERTY DESCRIPTION

Aspect House is a two storey B1 office building of traditional brickwork beneath a pantile roof structure. The property is detached on its own self contained site, with surrounding parking. There are good opportunities for attractive landscaping and tenant signage. Aluminium framed casement windows are provided on all elevations, personnel access is through a single door in the centre of the front elevation.

Internally, the space is arranged around the central core area. The ground floor has been subdivided into 4 separate areas but could easily revert back to open plan format. The first floor is largely open plan already but with two relatively small partitioned areas. Toilets are provided on each floor, with a disabled facility at ground floor level.

FLOOR AREAS

	SQ M	SQ FT
Ground Floor	117.46	1,264
First Floor	124.61	1,341
Total, approx. net area	242.07	2,605

The space is offered as a whole or in individual floors.

AMENITIES

- Suspended ceiling and fluorescent lighting
- Perimeter trunking around skirtings
- Dimplex electric heater units
- Biaxial opening/closing windows (with blinds)
- 3 phase supply into the building
- Fire and intruder alarm systems
- Access control system on front door
- Evidence of some extensive IT use by the previous tenant (further information may be available upon application)

TERMS

The existing Lease will be held until 25th December 2015. A sublease on the entire property (or individual floors) can be negotiated up until that date.

Alternatively, medium to longer term leases can be arranged, involving discussions with the superior landlord.

The accommodation is offered at **£11.00 per sq ft**, exclusive of rates and running costs. In the event of subdivision on a floor by floor basis, a service charge provision will have to be introduced. An existing estate service charge contribution already applies.

RATES

We understand that the rateable value for the property is £22,500, which would result in rates payable for the period April 2011/12 of £9,742.50 pa (approx. £3.75 per sq ft payable). However, interested parties are advised to make further enquiries via the Rating Department at Basingstoke & Deane Borough Council, telephone 01256 844844.

LEGAL COSTS & VIEWINGS

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



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

Ref: RT/ss/Aspect House, Herriard(24.05.2011)

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.