

GOOD QUALITY BARN CONVERSION TO BE LET

**SELF-CONTAINED
WITH 6 CAR PARKING SPACES**

1,037 Sq Ft (96 Sq m)



**HOOPER HOUSE, HATCH WARREN FARM,
HATCH WARREN LANE, BASINGSTOKE, RG22 4RA**



- Ground level, single floor plate
- Unisex toilet and small kitchen area
- Raised floors
- Gas fired heating
- Modern strip and spot lighting

**baker
davidson
thomas**

www.bdt.uk.com

01256 840777

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

BASINGSTOKE

The town lies approximately 45 miles south west of London and is served by junctions 6 & 7 of the M3 motorway, easy access is afforded to Heathrow, Gatwick and Southampton airports. Fast and frequent rail services run to the heart of London (Waterloo is 45-50 minutes travel time). The internal road system is highly efficient and shopping/leisure facilities are much improved, with the Festival Place redevelopment having now established and matured.

LOCATION

Hooper House forms part of the Hatch Warren Farm development, situated close to the junction with Cliddesden Lane to the south west of Basingstoke, and very close to the Portsmouth Arms public house. Relatively easy access is offered to both Junctions 6 and 7 of the M3 motorway, whilst the Sainsbury's superstore at Hatch Warren is within 5 minutes drive. Basingstoke town centre is located approximately 2-2.5 miles to the north east.

PROPERTY DESCRIPTION

The building is a single storey construction of brick and flint. It is partially timber clad, under a slate roof. Externally the building has concrete slabs and block paviors on the paths and paved areas, as well as external lighting covering the car park and adjacent courtyard.

Internally, the offices are arranged entirely at ground floor level in an open plan format, with a vaulted ceiling and timber beams. WC and kitchen facilities are provided towards one end. The internal specification includes gas fired central heating, raised floors, modern overhead strip and spot lighting, double glazed window units, and carpeting throughout.

Externally to the front of the building, there are 6 on site car spaces allocated.

FLOOR AREA

1,037 sq ft (96 sq m) approximately

TERMS

A sub-lease is offered, essentially until September 2016 (the date of our clients break clause option). The passing rent is £16,095 per annum exclusive (£15.52 psf), with rent reviews due in September 2014 and 2016. A lease beyond September 2016 may well be considered by the superior Landlord.

RATES

We are advised that the rateable value for the property is £17,000, which would result in rates payable for the 2012/2013 financial year of £7,786. *However, occupiers are advised to make further enquiries directly to the Rates Department at the Borough Council on 01256 844 844.*

LEGAL COSTS & VIEWING ARRANGEMENTS

Each party are to bear their own legal costs. Viewing inspections can be arranged via the joint sole agents:



WOODFORD
AND COMPANY

01256 843455

FEATHERS YARD, BASINGSTOKE RG21 7AT

www.woodford.co.uk

e-mail: pfw@woodford.co.uk



**baker
davidson
thomas**

www.bdt.uk.com

01256 840777

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

Ref: RT/lp/Hooper House(17.02.2012)

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.