

SUBERBLY PRESENTED CHARACTER OFFICES SET IN RURAL ENVIRONMENT

**TO LET ON NEW LEASE TERMS
(FREEHOLD SALE CONSIDERED)**

3,169 sq ft



**THE BYRE, LANTERN COURTYARD, THE STREET,
BRAMLEY, HANTS, RG26 5DE**



- Easy access to M4 and M3
- Ample on site parking
- Excellent build quality
- Secure courtyard setting
- Superb natural light throughout

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Offices also in Camberley

LOCATION

The property comprises one of two buildings within Lantern Courtyard, immediately adjacent to The Street, which forms the main route through the village of Bramley. The village is positioned approximately 6 miles to the northeast of Basingstoke (and is some 2 miles from the main A33 trunk road). Good access is therefore provided to both the M3 motorway at either junctions 6 or 7, or the M4 motorway at junction 11.

PROPERTY DESCRIPTION

The property is a 5 year old single storey, self contained building constructed with "barn style" features. Accommodation sits beneath a pitched, slate roof design, and elevations feature brickwork, timber and ample glazing. Internally, the roof void is vaulted and features timber roof beams. The existing fit-out and colour scheme adopted within the accommodation complements its characteristic style.

The rural setting affords views over an adjoining paddock and fields to the south, and there is provision for ample on site parking, garden and picnic areas. Security gates at the main entrance are locked outside of business hours.

The net internal floor area has been measured to comprise 3,169 sq ft.

AMENITIES

- Exposed ceiling with timber beams
- Underfloor heating
- Perimeter and central uplighters
- Dado height sockets, plus central underfloor trunking, plus flexible drop poles from ceiling height
- Fully carpeted
- Male, female and disabled toilets
- Kitchen area
- Excellent natural light, including curtain walling to north and south elevations
- Substantial board room, created with fully glazed partitioning
- Largely open plan format
- Attractive décor utilising modern colour schemes
- Broadband availability

TERMS

The property is offered by way of a new lease term by arrangement or could be sold as a freehold with vacant possession. Further details upon application.

The rateable value is £34,500, resulting in rates payable of approx. £16,730 pa, although occupiers are advised to make further enquiries directly of the Basingstoke Council on 01256 844844, or visit www.voa.gov.uk.

LEGAL COSTS & VIEWINGS

Each party will bear their own legal costs. Possession is available subject to relocation by our clients, and a completion of legal formalities. Viewings by arrangement through the sole agents:



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