



**SELF CONTAINED OUT OF TOWN OFFICE BUILDING
WITH 8 PARKING SPACES**

Approx 2,500 sq ft gia (232sq m)

FOR SALE (May Let)



**UNIT 13 CAMPBELL COURT, BRAMLEY,
NR BASINGSTOKE. RG26 5EG**

- Accommodation over 2 floors with toilets on each
- End of terrace position
- Gas fired central heating
- 3 compartment perimeter trunking
- Suspended ceilings with recessed fluorescent lighting
- Carpeted throughout
- Tea point areas on each floor
- Good natural light around three elevations
- At least 8 allocated car parking spaces

Unit 13, Campbell Court, Bramley, Nr Basingstoke. RG26 5EG

LOCATION:

The property is located on the Campbell Court business park in the village of Bramley, approximately 6 miles to the north east of Basingstoke. Whilst the location is out of town there are village facilities within Bramley itself, including a railway station on the main Basingstoke-Reading line.

Basingstoke is nearby 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).

To view the approximate location of the property go to www.multimap.com and type in RG26 5EG.

DESCRIPTION:

Campbell Court is an established development of office and business units, set within an attractive semi-rural business park environment. The development comprises approximately 30 units in total and has proved very popular over the years. Unit 13 is positioned within the first phase of the scheme, occupying an end of terrace position. The accommodation is divided equally between ground and first floors. Construction materials are predominantly brickwork and glazing around a steel portal frame, beneath a composite steel pitched roof covering.

ACCOMMODATION:

The total gross internal floor area over the two floors is understood to be **2,500 sq ft. (232 sq m)**.

TERMS:

The property is available **For Sale** on the residue of a 999 year ground lease term, subject to a ground rental payment of £100 per annum. The asking price for the property is **£225,000** plus VAT.

By way of an alternative, a new lease can be offered, at a rent of **£18,750 per annum** (£7.50 per sq ft gross internal).

ENERGY RATING:

The property has an energy rating of D (89).

RATES:

The floors in the building are separately assessed at present. The ground floor should have a rateable value of £9,600 and the first floor, £10,250. These figures should result in rates payable for the entire property of around £9,500 pa (April 2017/18), or circa £3.80 per sq ft. However, interested parties are advised to make their own enquiries of the Council's Rating department on 01256 844844.

VIEWING:

Strictly by appointment through the joint sole agents:



Email: russellware@londonclancy.co.uk



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