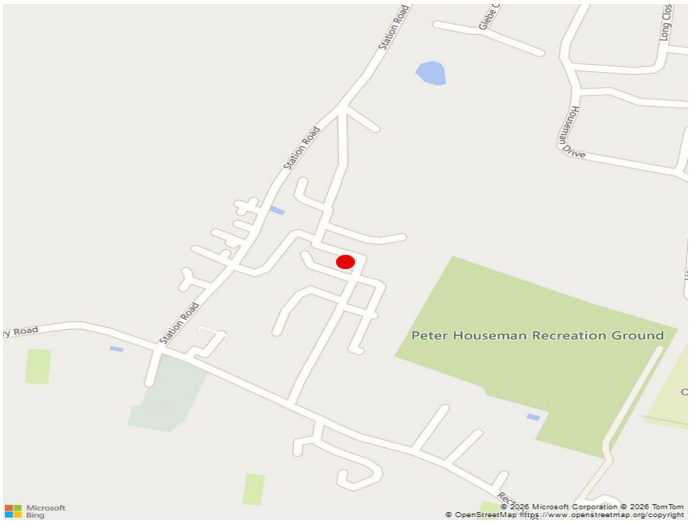
To Let - Office

Unit 1 Park Farm, Rectory Road, Oakley, Hampshire RG23 7ED

1,313 sq ft (121.98 sq m)

£15,000 per annum

Location



Park Farm is situated within the small village of Oakley, approximately 5 miles from the centre of Basingstoke. The property benefits from excellent access and transport links with Junction 7 of the M3 just 3 miles away.

Description

Unit 1, Park Farm is a former agricultural building that that has been converted to a modern commercial office space. The building is set within a mixed use farmyard and benefits from air conditioning and fast fibre optic internet.

The premises also features a kitchenette, 2 WCs and eaves storage.

Accommodation

The accommodation comprises the following net internal areas:
Office Room 1: 19.8 Sq. m
Office Room 2: 60.2 Sq. m
Meeting Room: 12.6 Sq. m
Eaves Storage: 47.5 Sq. m
Kitchen
2x W/C

Floors	sq ft	sq m
Total Area	**1,313**	**121.98**

EPC

The EPC rating is awaiting confirmation.

VAT

VAT is not elected and will not be charged.

Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

Terms

The property is available by way of a new lease on terms to be agreed.

Business Rates

Interested parties should make their own enquiries directly with Basingstoke and Deane Borough Council.

Contact

Strictly by appointment with the Sole Marketing Agents:
Henry Tett
Basingstoke Office
Tel: 01256 331244
htett@simmonsandsons.com

Code for Leasing Business Premises
You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website: RICS

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