

COMMERCIAL PROPERTY CONSULTANTS & CHARTERED SURVEYORS

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TO LET

TOWN CENTRE GROUND FLOOR OFFICE SUITE

SUITABLE FOR ALTERNATIVE USES SUCH AS USE CLASS E STPP

644 sq ft (59.85 sq m)



Suite A Yard House

May Place
Basingstoke
RG21 7NX

LOCATION

Basingstoke is a major centre for commerce and industry with a borough population of approximately 150,000. The town is 45 miles to the south west of London adjacent to Junctions 6 & 7 of the M3 Motorway. There is also a frequent rail service to London Waterloo, timetabled at 45 minutes.

The property faces Feathers Yard and also benefits from having rear access via May Place, which is accessed from New Road via Red Lion Lane. The premises is well located for the town centre amenities, with Festival Place shopping centre a short walk away.

DESCRIPTION

The office suite has been divided with glazed partitioning to provide three individual offices, and a reception area.

FEATURES / AMENITIES

- Town centre location
- Glazed partitioned offices
- Carpeted
- Decorated
- Shared male and female WC's
- Shared Kitchen

RENT

£800 per a calendar month (charged quarterly in advance).

LEASE

A new lease is available on flexible terms.

FLOOR AREA

Total 644 sq.ft. [59.85 sq m] NIA

SERVICE CHARGE

There is an annual service charge of approximately £1,676 per annum exclusive.

VAT

We understand that the property is not elected for VAT.

EPC

The property has an Energy Performance Rating of C - 66



BUSINESS RATES

Rateable Value	£8,145.00
Uniform Business Rate	49.9/£
Rates payable	£4,064.35

Interested parties are advised to check with Basingstoke & Deane Borough Council on 01256 844844.

VIEWING

Strictly by appointment through the joint sole agents.

Russell Ware / Tom Clancy

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