

MODERN GROUND FLOOR OFFICES

TO LET

1,210 SQ FT (112.41 SQ M)



**UNIT 11a CAMPBELL COURT, BRAMLEY, NR BASINGSTOKE,
HAMPSHIRE**

- ◆ MODERN BUSINESS PARK LOCATION
- ◆ GROUND FLOOR
- ◆ GOOD CAR PARKING (4 SPACES)
- ◆ MALE AND FEMALE WC'S
- ◆ DOUBLE GLAZING AND CENTRAL HEATING

OFFICES

Basingstoke

The Courtyard
15 Winchester Road
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Camberley

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Southampton

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Southampton SO15 2EY

Tel: +44 (0)23 8033 0442

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- LOCATION** The property is located within the popular Campbell Court Business Park in the village of Bramley, positioned approximately 7 miles to the north east of Basingstoke. The property is set within a rural position. There are village facilities within Bramley itself and it is within close proximity to the railway station which provides a regular service between Basingstoke and Reading.
- BASINGSTOKE** The town is approximately 45 miles south west of London, served by junctions 6 & 7 of the M3 motorway, easy access is offered to Heathrow, Gatwick and Southampton airports. Fast and frequent rail services run to the heart of London (Waterloo is approx 45-50 minutes travel time). The internal road system is highly efficient and shopping and leisure facilities have been upgraded with the advent of the Festival Place re-development.
- DESCRIPTION** Campbell Court is a high quality development of modern office and business units set within an attractive semi rural business park location. The development offers approximately 30 business units and has proved highly popular over the years. Unit 11a is positioned mid terrace and is arranged on the ground floor with four parking spaces reserved immediately to the front of the building. The accommodation comprises approximately 1,210 sq ft (112.41 sq m), gross internal. Amenities include gas fired radiator heating, fluorescent strip lighting throughout, carpeting, double glazing and window blinds, kitchenette, male and female toilets and perimeter compartment trunking.
- FLOOR AREA** Total approx 1,210 sq ft (112.41 sq m) gross internal.
- TERMS** The property is offered by way of a new lease on terms by arrangement, quoting £17,000 per annum (£14.05 per sq ft) exclusive of VAT, rates payable and all other outgoings.
- LEGAL COSTS** Each party to bear their own legal costs.
- VIEWING** Viewing inspections may be arranged via the sole agents:-

**JAMES CLAY/RUSSELL WARE
LONDON CLANCY
Tel: 01256 462222**

**jamesclay@londonclancy.co.uk
russellware@londonclancy.co.uk**

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