

COMMERCIAL PROPERTY CONSULTANTS & CHARTERED SURVEYORS

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ATTRACTIVE GRADE II LISTED OFFICES

INDIVIDUAL & SELF CONTAINED SUITES AVAILABLE ON FLEXIBLE TERMS

TO LET

From 134 - 448 sq ft [12.5 - 41.6 sq m]



24 Swan Street

Kingsclere

Hampshire

RG20 5PJ

LOCATION

Kingsclere is a pleasant village on the Hampshire/Berkshire borders and has direct access on the A339 Trunk Road which links the A34 at Newbury and the M3 at Basingstoke. Distances to nearby towns include Newbury approx. 7 miles, Basingstoke approx. 9 miles and Thatcham approx. 5 miles, and lies between the M3 and M4 corridors, with each access to both.

Overton Railway Station is approximately 5 miles south, providing a frequent service to London Waterloo (1 hour journey time), or 45 min journey time from Basingstoke railway station.

The premises are located on Swan Street, which is in the heart of Kingsclere. The village offers an array of amenities including, shops, pubs and cafe.

DESCRIPTION

The Grade II Listed two storey building is divided into individual office suites over ground and first floors.

AMENITIES

- Shared Kitchenette
- Shared wc's
- Gas Central Heating
- 24/7 unrestricted access
- Pleasant village location on Hants/Berk borders
- Grade II Listed with period features
- Close to village amenities, shops, pubs, etc

EPC

The property has an EPC rating of D (82)

RENT / AVAILABILITY

Please refer to the availability schedule.

LEASE

New lease(s) to be granted on flexible terms to be agreed, and excluded from the Landlord & Tenant Act 1954 (Part II) as amended.

VAT

We understand that the property is elected for VAT.

SERVICE CHARGE

The building benefits from a high standard of management with all tenants contributing towards the repairs, landscaping, maintenance, buildings insurance, cleaning of the common areas, gas usage and fire protection, and charged on a pro-rata basis.



BUSINESS RATES

Please refer to the availability schedule.

Note: Occupiers may be eligible for up to 100% Small Business Rates relief if the rateable value is less than £12,000. Further enquiries should be directed towards the Rating Department at the Basingstoke Council on 01256 844844.

LEGAL COSTS

Each party will bear their own legal costs.

VIEWING

Viewing inspections can be arranged through the sole agents:



Tom Clancy / Russell Ware

01256 462222

tomclancy@londonclancy.co.uk

russellware@londonclancy.co.uk



The Gallery

Misrepresentation Act 1967 – London Clancy for themselves and for the vendors/lessors of this property whose agents they are, give notice that:

- These particulars are set out as a general outline only for the guidance of intending purchasers/lessees and do not constitute part of an offer or contract.
- All descriptions, dimensions, references to condition and necessary permissions for use and other details are given in good faith and are believed to be correct, but any intending purchaser or lessee should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- We have not tested any of the service installations and any purchaser/lessee must satisfy themselves independently as to the state and condition of such items.
- No person in the employment of London Clancy has any authority to make or give any representations or warranties whatsoever in relation to this property.

Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. B/1803/A Dec19

AVAILABILITY SCHEDULE

24 SWAN STREET, KINGSCLERE, HAMPSHIRE, RG20 5PJ

Suite	Size Sq ft (sq m) NIA	Rent (per annum exclusive)	2017 Rateable Value	2018/19 Rates Payable (UBR 48P/£)	Service Charge Estimate (Incl. Insurance)	Availability
4	335 sq ft (31.2 sq m)	£3,518	£3,150	£1,512	£2,420.99	LET
7e	134 sq ft (12.5 sq m)	£1,407	£1,250	£600	£980.66	LET
The Studio (Self-Contained)	472 sq ft (43.85 sq m)	£4,956	£4,750	£2,280	£1,468.22	LET
The Gallery (Self-Contained)	444 sq ft (41.24 sq m)	£4,662	£3,800	£1,824	£1,195.15	Available
Suite 1 (Ground Floor)	201 sq ft (18.67 sq m)	£2,311.50	£2,650	£1,293.20	£1,892.51	Available
3 (First Floor)	238 sq ft (22.2 sq m)	£2,499	£2,200	£1,056	£1,541.98	Available
5 (First Floor)	214 sq ft (19.8 sq m)	£2,247	£2,425	£1,164	£1,387.22	Available
6 (First Floor)	350 sq ft (32.52 sq m)	£3,675	£2,800	£1,344	£2,267.82	Available
7a (First Floor)	247 sq ft (22.9 sq m)	£2,594	£2,950	£1,416	£1,775.22	Available
7b (First Floor)	448 sq ft (41.6 sq m)	£4,704	£4,150	£1,992	£2,864.67	Available