

Unit 5 Stable Court, Herriard Park



**Let £8,500 Per Annum**

## 5 Stable Court, Herriard

Herriard

### Summary

Available Size 494 sq ft

Rent £8,500 per annum

Rates Payable £2,495 per annum

Rateable Value £5,000

Service Charge Service Charge Payable (Upon application).

Car Parking 4 car parking spaces

EPC Rating D (85)

### Description

Stable Court is an imaginative conversion of period farm buildings, sympathetically restored and converted by Herriard Estates. Particular period features to include entrance archway, the clocktower/cupola and the Georgian windows. Stable Court is set within an attractive parkland setting with views over open countryside. The accommodation is arranged as a mixture of well-appointed individual offices. The accommodation comprises a self-contained office suite. Unit 5 is arranged over the ground floor and benefits from its own wc facilities.

Original period features

Essentially open plan

Self contained kitchen

Data and telephone cabling (not tested).

Original Georgian style sash windows.

Broadband accessible.

4 on-site car parking spaces.

Intruder Alarm (not tested).

### **Location**

Stable Court is located in a central position within the popular Herriard Estate, approximately 5 miles from central Basingstoke via the A339. To the south Alton can be reached by car within 15 minutes.

Basingstoke provides a mainline railway service to London Waterloo (45 minutes).

Herriard is equidistant from Junctions 6 and 7 of the M3 motorway and are both within a 10/15 minutes drive.

### **Accommodation**

The accommodation comprises the following areas:

Total 494 Sq Ft 45.89 Sq M

### **Lease**

A new effective and fully repairing and insuring lease for a term to be agreed.

### **Legal Costs**

Each party to bear their own legal costs involved in this transaction.

