

# RURAL OFFICE UNIT TO LET



## The Office at Manor Farm Dummer, Basingstoke, Hampshire RG25 2AG

Approximately 925 sq ft (85.93 sq m)  
Good communications | On site parking  
TO RENT ON FLEXIBLE TERMS  
**£15,500 per annum (plus VAT)**

# Rural Office Unit To Let

## LOCATION

The office at Manor Farm is set within a quiet and beautiful rural location in the centre of Dummer. Approximately 7 miles south of Basingstoke and only 14 miles to Winchester. The M3 is less than a mile from the property.

## DESCRIPTION

A traditional farm building converted into a rural office in the village of Dummer. Offering a beautifully presented office space and four dedicated parking spaces. Additional parking available at Manor Farm by separate negotiation. The office benefits from excellent road connections whilst being tucked away in the countryside.

The office consists of two separate rooms with a further area containing a kitchen, WCs and utility cupboard. Additionally, there is an attractive outdoor area which can be accessed from the office or from the parking area. The courtyard is private, walled and for exclusive use of this office property.

## EPC

To follow

## BUSINESS RATES FOR THE OFFICE

Rates will be payable by the tenant to Basingstoke and Deane Borough Council.

The Office (925 sq.ft) Rateable Value £9,300

Small business rate relief may be available.  
property.

## SERVICE CHARGE

To be agreed.

## ACCOMODATION AND RENT

The Office (925 sq.ft) £ 15,500 p.a



## TERMS

The premises are available on an internal maintaining and repairing lease for a term by arrangement and subject to regular rent reviews. The rent is exclusive of all outgoing, VAT and will be payable quarterly in advance.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the preparation of an agreement.

## CONTACT

Sarah Orr, t 01962 765 073  
e [sorr@bcm.co.uk](mailto:sorr@bcm.co.uk)

Louisa Watson Smith, t 01962 765 075  
e [lwatsonsmith@bcm.co.uk](mailto:lwatsonsmith@bcm.co.uk)

## LOCAL AUTHORITY

Basingstoke and Deane Borough Council t. 01256 844844  
[www.basingstoke.gov.uk](http://www.basingstoke.gov.uk)

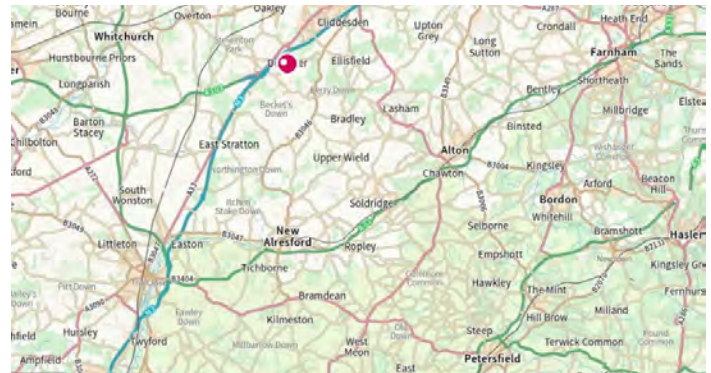
## VIEWINGS

Strictly by appointment with BCM LLP.

## DIRECTIONS

From Basingstoke head east on the A339 towards the M3. After approximately 2.6 miles merge onto the M3 towards Southampton/Winchester. Take junction 7 on the M3, then at the roundabout the 1st exit. After approximately 0.6 miles turn right and the office will be on your left.

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## Important Notice

- BCM LLP, their clients and any joint agents give notice that:
1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.
  2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and BCM have not tested any services, equipment or facilities. Tenants must satisfy themselves by inspection or otherwise.
  3. Particulars as at September 2022.

## WINCHESTER

BCM, The Old Dairy, Winchester Hill, Sutton Scotney,  
Winchester, Hampshire SO21 3NZ  
T 01962 763 900 E [info@bcm.co.uk](mailto:info@bcm.co.uk)

## ISLE OF WIGHT

BCM, Red Barn, Cheeks Farm, Merstone Lane,  
Merstone, Isle of Wight PO30 3DE  
T 01983 828 805 E [iow@bcm.co.uk](mailto:iow@bcm.co.uk)

## OXFORD

BCM, Ouseley Barn Farm, Ipsden,  
Wallingford, Oxfordshire OX10 6AR  
T 01865 817 105 E [oxford@bcm.co.uk](mailto:oxford@bcm.co.uk)