



Business Hub

Harts Lane, Burghclere, RG20 9JZ

Business Hub / Office

808 to 1,616 sq ft

(75.07 to 150.13 sq m)

- Good Transport Links via A34 and M3 & M4 Motorways
- Forms Part of a Residential Development Comprising of 17 Homes
- Suitable for a Number of Commercial Uses, Subject to Planning
- Affluent Village Location

Business Hub, Harts Lane, Burghclere, RG20 9JZ

Summary

Available Size	808 to 1,616 sq ft
Business Rates	To be assessed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

Description

The property will be a modern business unit suitable for offices within use class E of the Town and Country Planning (Use Classes) Order. Other uses may be acceptable subject to planning.

Location

Burghclere is a small village located 4 miles from Newbury Town Centre. The village comprises a pub, two schools and a church; the nearest railway station is Newbury which has direct links to London Paddington Station (approx 45 minutes).

Accommodation

The accommodation comprises the following areas (GIA):

Name	sq ft	sq m	Availability
Ground - Ground Floor Office	808	75.07	Available
1st - First Floor Office	808	75.07	Available
Total	1,616	150.14	

Terms

A new FRI lease is available for a term to be agreed, subject to contract and granted outside the security of tenure provisions of the Landlord and Tenant Act 1954. Freehold proposals will also be considered subject to a restrictive covenant limiting the use of the property for commercial purposes only.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

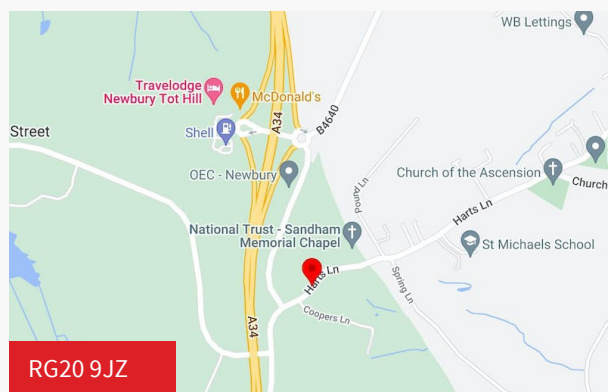
Planning Application

Please visit link for further information:

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RM2E3FCRL2600>

EPC

The EPC rating is yet to be assessed.



Area Schedule (Area - GIA - Business Hub)	Area Sign	Area SQFT
G - Ground Floor	75 m ²	808 SF
F1 - First Floor	75 m ²	808 SF
Total	150 m²	1616 SF

Viewing & Further Information

Edward Rees

01256 462222 | 07818 451040

erees@curchodandco.com

[More properties @ curchodandco.com](#)

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T) Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 10/01/2024