



Bluett House

Manor Farm, Cliddesden, Basingstoke, RG25 2JB

BARN STYLE OFFICES IN A COUNTRYSIDE SETTING

500 to 1,103 sq ft
(46.45 to 102.47 sq m)

- Kitchenette
- Ample on-site car parking
- Attractive countryside setting
- Meeting rooms
- Shower facilities
- WC's

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Summary

Available Size	500 to 1,103 sq ft
Rent	£19 per sq ft
Rateable Value	£16,750
Service Charge	N/A
EPC Rating	D (82)

Description

Bluett House at Manor Farm, Cliddesden is one of three refurbished agricultural buildings, set within an attractive countryside setting. The property is divided into three self contained offices, please note that Unit 13 has been let. The remaining two units can be taken individually or let as a whole. The development allows excellent car parking facilities with a parking ratio of 1:95 sq ft.

Location

Cliddesden is located just off the A339, Basingstoke to Alton Road, south of Basingstoke. Access to the M3 at J7 takes approximately 3 minutes by car. Basingstoke town centre benefits from a railway station providing fast and frequent services to London Waterloo (45 minutes).

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 11	603	56.02	Available
Unit - 12	500	46.45	Available
Unit - 13	450	41.81	Let

Viewings

Strictly by appointment via the sole agents.



Viewing & Further Information



Andrew Newman
07768 724356
andrew.newman@bdt.uk.com



Russell Ware
01256 840777 | 07747 846422
Russell.Ware@bdt.uk.com



Notes

1. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED.
2. THIS DRAWING IS TO BE USED IN CONJUNCTION WITH THE SPECIFICATIONS FOR CONSTRUCTION.
3. ALL MATERIALS AND METHODS OF CONSTRUCTION ARE TO BE AS SPECIFIED IN THE SPECIFICATIONS.

Key

- 1. DOUBLE SOCKET OUTLET
- 2. ONE WAY LIGHT SWITCH
- 3. CEILING MOUNTED PULL CHAIN SWITCH
- 4. CEILING MOUNTED LUMINAIRE
- 5. RECESSED SQUARE/RECT LIGHT FITTING
- 6. EXTERIOR LIGHT WALL MOUNTED
- 7. MECHANICAL AND UTILITIES
- 8. PARTIAL ROOM

Details

1. SEE SPECIFICATIONS FOR DETAILS OF ALL MATERIALS AND METHODS OF CONSTRUCTION.
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Revisions

- 1. REVISION LIGHTING - HEATING LAYERS USED
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- 4. REVISION LIGHTING - HEATING LAYERS USED
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- 9. REVISION LIGHTING - HEATING LAYERS USED
- 10. REVISION LIGHTING - HEATING LAYERS USED

Major Firm
Clarendon
Parsippany, NJ
Building '01
Ground Floor Plan 1/50
March 1990

