



FLEXIBLE TERMS

## Lower Mill Farm - Offices

Newnham Lane, Old Basing, RG24 7AT

### Office Suite

**840 sq ft**  
(78.04 sq m)

- Small Business Rates Relief (Subject to Status)
- 4 car parking spaces
- LED lighting
- Kitchenette
- Attractive rural location
- Rent £700 per month

# Lower Mill Farm - Offices, Newham Lane, Old Basing, RG24 7AT

## Summary

<b>Available Size</b>	840 sq ft
<b>Rent</b>	£500 per month
<b>Rateable Value</b>	£11,000
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	E (121)

## Description

The accommodation comprises a single storey detached brick building under a pitched roof arranged as 5 individual offices with a kitchen and WC. The premises benefits from carpets, electric heating and LED lighting.

## Location

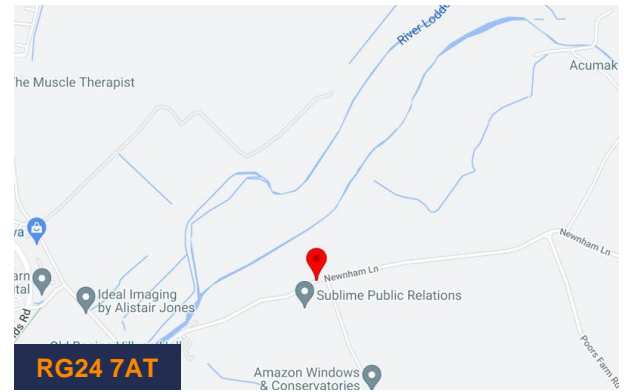
Lower Mill Farm is located on the South side of Newham Lane on the eastern edge of the attractive village of Old Basing, approximately 2½ miles east of Basingstoke town centre. The premises are in an accessible location with Junction 6 of the M3 motorway about 2 1/2 mile distant as well

## Terms

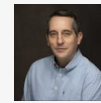
A new lease for a term by arrangement. To be outside the Security of Tenure and Compensation Provisions of the Landlord & Tenant Act Part II (as amended).

## Viewings

Strictly by appointment through the sole agents.



## Viewing & Further Information



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