



**2,642 TO
5,285 SQ FT**
(245-490 SQ M)

**TWO STOREY
BUSINESS UNIT
FOR SALE**

Units 20&21
KingsclerePark
Kingsclere, Hampshire RG20 4SW



Double entrance doorway with reception lobby



Suspended ceilings with LED lighting



10 car parking spaces & 2 EV charging points



Mix of open plan and cellular meeting space



Carpet to office floors



Gas central heating



Good natural light and picturesque surroundings



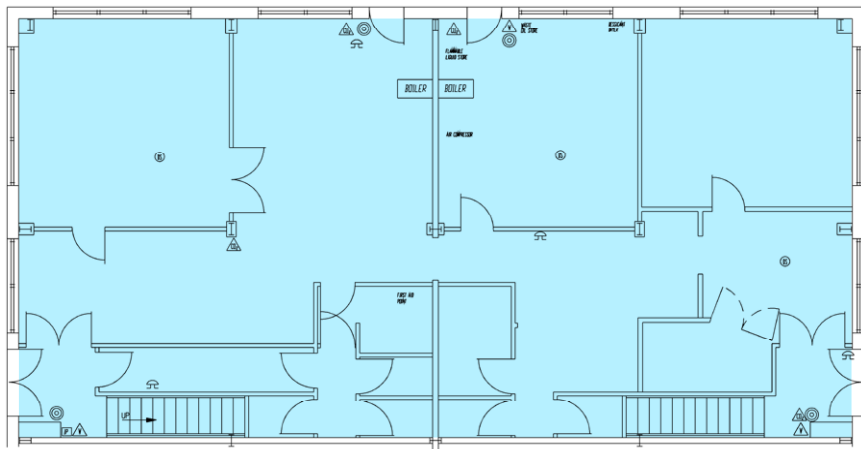
Kitchen



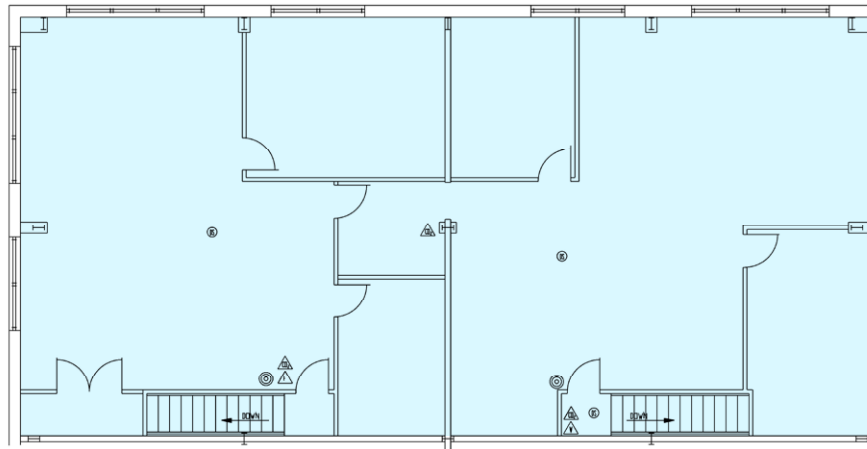
WC facilities



| | SQ M | SQ FT |
|--------------|---------------|--------------|
| Ground Floor | 252.69 | 2,720 |
| First Floor | 238.29 | 2,565 |
| TOTAL | 490.98 | 5,285 |



Ground Floor



First Floor



DESCRIPTION

The property comprises an end of terrace two-storey business unit constructed of brick elevations to the ground floor, with profile metal cladding to the first floor elevation and roof.

The ground floor comprises double entrance doorway with reception lobby leading to the main warehouse/tech area. The space includes partitioning throughout with vinyl flooring, suspended ceilings with LED lighting, gas central heating, open plan space with three separate rooms that have racking included. There is a kitchen, along with storage and WC facilities.

The office space on the first floor is a mix of open plan space and cellular meeting space. The office area presents well with glass/wooden partitions, suspended ceilings with integrated lighting. The offices include carpet to the floors, good natural light provided, and a very picturesque aspect.

There are 10 car parking spaces separated at the front and back of the property. This includes two EV charging points that have recently been installed.

LOCATION

The property is located in Prince Henry House on Kingsclere Park estate in the village of Kingsclere midway between Newbury and Basingstoke.

The park is situated on the main A339 Basingstoke Road providing excellent access to the national motorway network with the M4 and M3 both readily accessible proving the park has brilliant access to both London and wider Thames Valley.

Kingsclere and its village services are located approximately 1 mile south east, with Basingstoke approximately 9 miles further south east. Newbury is located approximately 7 miles north west.

PRICE

Quoting £450,000 plus VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All pricing is subject to VAT.



VIEWINGS & FURTHER INFORMATION

Please contact the sole agents.



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