



## Unit 8

Campbell Court, Bramley, RG26 5EG

### End of Terrace Office / Business Unit

**1,220 sq ft**  
(113.34 sq m)

- Popular Campbell Court development
- Single storey, end of terrace
- 5 allocated car parking spaces
- Gas central heating
- Air-conditioning
- Well managed and landscaped surroundings

# Unit 8, Campbell Court, Bramley, RG26 5EG

## Summary

<b>Available Size</b>	1,220 sq ft
<b>Rent</b>	£15,950 per annum
<b>Price</b>	£185,000
<b>Rateable Value</b>	£11,500
<b>Service Charge</b>	£993.30 per annum until 24.06.2026
<b>EPC Rating</b>	C (65)

## Description

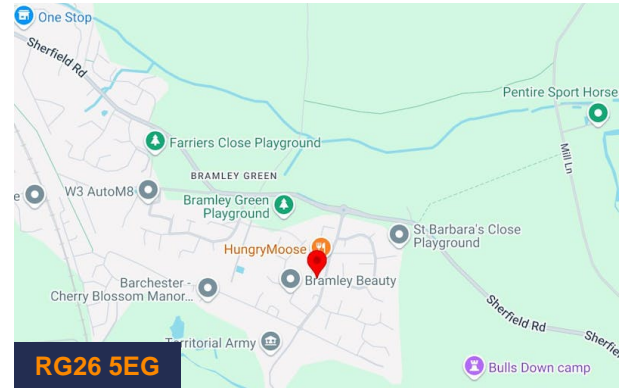
Campbell Court is a quality development of 29 office and business units, which were originally developed in the late 1980's by T.A. Fisher. Unit 8 comprises a single storey end of terrace with brick elevations, under a pitched, profile steel clad roof. The premises are presently partitioned into 3 main areas with ancillary WC, shower and kitchenette facilities. Amenities within the building include gas fired central heating to radiators, carpeting, window blinds, suspended ceilings incorporating fluorescent strip lighting with diffusers, air-conditioning cassettes plus a reception area. Externally, there are 5 allocated car parking spaces within the well-managed and landscaped surroundings.

## Location

The property is located on the Campbell Court Business Park in the village of Bramley, approximately 6 miles to the northeast of Basingstoke and 8 miles south of Reading. It can be accessed from the main A33 trunk road offering easy access to both the M3 and M4 motorways. Whilst set in a rural position, Bramley boasts a range of local facilities including a railway station, which is a few minutes from Campbell Court. This offers rail links to both Basingstoke and Reading mainline stations, with a respective intercity connection to London Waterloo and Paddington.

## Terms

Sale of the Virtual Freehold for a term of 999 years from 1st January 1988 at a ground rent of £100 pa plus VAT. Alternatively, a new FRI lease may be considered by negotiation at an initial rent of £15,950 pax.

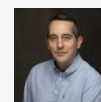


## Viewing & Further Information



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