

Industrial / Warehouse

TO LET



CURCHOD&CO

INCORPORATING LONDON CLANCY



4 Bear Court

Basingstoke, RG24 8QT

Warehouse/ Industrial Premises with fitted offices

3,618 sq ft

(336.12 sq m)

- Electric roller shutter loading doors.
- Ground and First Floor Offices
- 3 Phase Power
- Eaves Height rising to 6.77m

4 Bear Court, Basingstoke, RG24 8QT

Summary

Available Size	3,618 sq ft
Rent	£43,500.00 per annum
Rates Payable	£11,352.25 per annum
Rateable Value	£22,750
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£915.12 per annum
EPC Rating	E (102)

Description

Bear Court comprises a modern two terraced development mono pitch steel framed, light industrial units with minimum eaves height of 4 metres, rising to 6.7 metres, with onsite parking and loading areas.

Unit 4 is fitted with modern offices over ground and first floors. With kitchenette and male/female toilets.

The property is available individually or together with Unit 5.

Location

The premises are situated on the Daneshill East Industrial Estate about 2 miles to the east of the centre of Basingstoke. The mainline railway station and Junction 6 of the M3 are both within a few minutes drive.

Accommodation

The accommodation comprises the following areas:

Name	Building Type	sq ft	sq m
Unit	Industrial / Warehouse	2,596	241.18
1st	Office	1,022	94.95
Total		3,618	336.13

Viewings

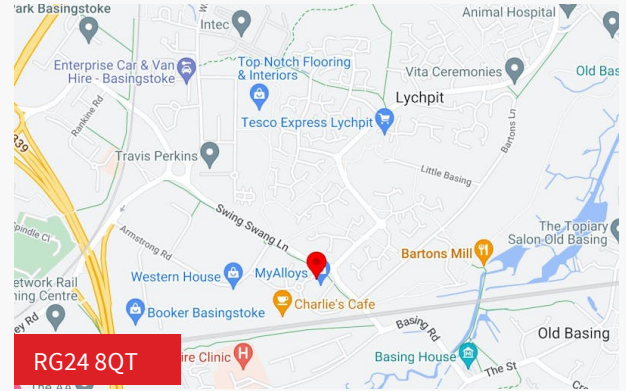
To make an appointment to view and for all further information please contact the sole marketing agents

Terms

Available on a new lease for a term to be agreed with the landlord.

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.



Viewing & Further Information

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