

# Industrial / Warehouse

TO LET



**CURCHOD&CO**

INCORPORATING LONDON CLANCY



## Unit 6

Enterprise Court, Basingstoke, RG24 8GE

## Light Industrial Premises

414 sq ft

(38.46 sq m)

- Ideal Starter Unit
- Not suitable for motortrade/car repair
- Immediately Available
- Car Parking /Loading in front
- Popular Well Managed Estate

## Summary

Available Size	414 sq ft
Rent	£8,000.00 per annum
Rates Payable	£2,095.80 per annum
Rateable Value	£4,200
Service Charge	£735.21 per annum y/e March 2024
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (117)

## Description

Ideal starter units on a popular well-managed estate. Unit 6 has a clear span warehouse/industrial, suitable for a variety of uses, there is a w/c, manual loading door, and 3 phase power. Car parking is available at the front of the unit.

## Location

Enterprise Court is located within the Daneshill Industrial Estate area to the north east of Basingstoke. The development is well situated for access to the A339 ring road, approximately 1/2 mile distant and access to Junction 6 of the M3 and Junction 11 of the M4 motorways respectively.

## Terms

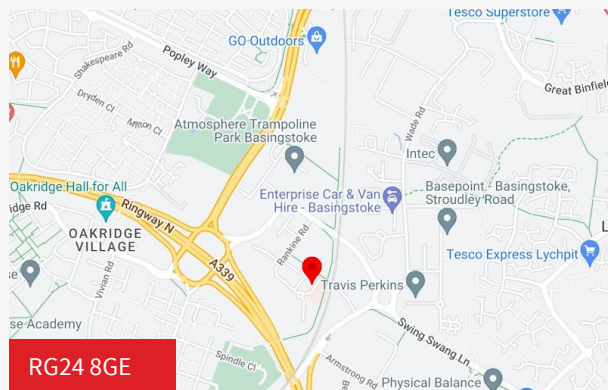
The unit is available on the basis of a new effective full repairing and insuring lease to be granted outside the Security of Tenure and Compensation provisions of the Landlord and Tenant Act 1954, part II (as amended). The rent is exclusive of business rates, utilities, service charge and VAT.

## 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.

## Legal Costs

Each side to be responsible for the payment of their own legal fees incurred in the letting.



## Viewing & Further Information

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**Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)**  
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