

# TO LET

## 15,403 – 30,995 sq. ft.

### Unit B5 & B6 Houndmills Industrial Estate, Telford Road, Basingstoke, RG21 6YU



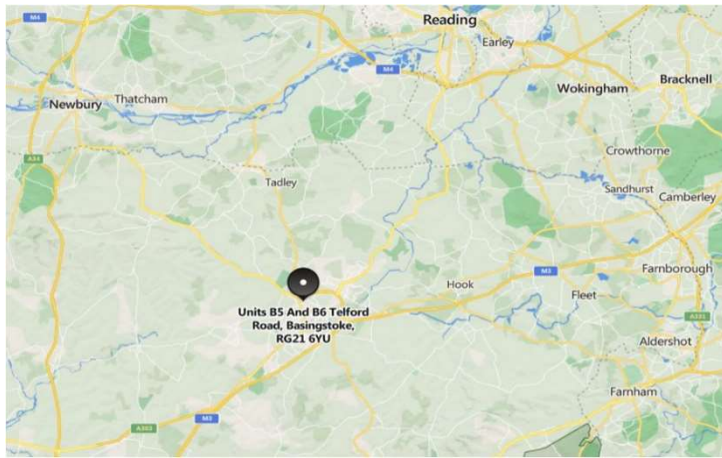
**BNP PARIBAS  
REAL ESTATE**



## SUMMARY

- ✓ Modern interconnecting industrial / warehouse units
- ✓ 5.18m eaves, rising to 6.76m at apex
- ✓ 4 level access loading doors
- ✓ Secured rear yard areas
- ✓ Ample car parking provision
- ✓ Excellent road and rail connections
- ✓ 3 phase power
- ✓ Fitted offices, WC and kitchen facilities

## LOCATION



Basingstoke is a major commercial centre located 45 miles to the south west of London. The site is strategically located on Houndmills Industrial Estate, providing easy access to the Ring Road and in turn, convenient access to the M3 motorway via junction 6 (3 miles) and junction 7 (5.6 miles) distant.

Basingstoke rail station provides regular services into London Waterloo (approximate journey time 45 minutes).

## DESCRIPTION

The premises form part of a larger modern terrace and comprise two interconnecting mid terrace industrial warehouse units. accommodation and benefit from;

## SPECIFICATION

- 5.18m eaves height
- 4 level access loading doors in total. Originally 1 full height electrically operated up and over loading door to each unit. Unit B6 has an additional 2 roller shutters doors (details to be verified)
- Secured rear yard
- Good parking provision
- 3 phase power supply
- Open plan warehouse space to each unit. Units currently interconnect via 2 openings to dividing wall
- First floor offices, W/C and kitchen facilities

## EPC

Unit B5 - E (125), Unit B6 - D (76)

## ACCOMMODATION (G.I.A)

All areas are approximate.

Description	Sq. M.	Sq. Ft.
<b>Unit B5</b>		
Ground Floor Warehouse & ancillary	1,279.41	13,772
First Floor Office	151.50	1,631
<b>UNIT TOTAL</b>	<b>1,430.91</b>	<b>15,403</b>
<b>Unit B6</b>		
Ground Floor Warehouse & ancillary	1,294.29	13,932
First Floor Office	150.50	1,620
<b>UNIT TOTAL</b>	<b>1,444.81</b>	<b>15,552</b>
<b>COMBINED TOTAL</b>	<b>2,875.72</b>	<b>30,995</b>

## TERMS

The premises are available by way of an assignment or sub-letting of an existing lease expiring 12<sup>th</sup> November 2024. The units are available individually on a subletting basis.

The current rent passing is £223,981.50 pax.

A new lease may be available via separate negotiation directly with the landlord.

## RATES

Interested parties should make their own enquiries with Basingstoke & Deane Borough Council.

## VAT

VAT will be payable where applicable.

## LEGAL COSTS

Each party to bear their own costs incurred in this transaction.



## CONTACTS

For more information and to arrange a viewing please contact:

**Iolo Morgan**

T: +44 (0) 7471 227336

E: [iolo.morgan@realestate.bnpparibas](mailto:iolo.morgan@realestate.bnpparibas)

**Zach Heppner-Logan**

T: +44 (0) 7787 221412

E: [zach.heppner-logan@realestate.bnpparibas](mailto:zach.heppner-logan@realestate.bnpparibas)

## LONDON CITY

**BNP Paribas Real Estate UK**

5 Aldermanbury Square

London EC2V 7BP

[realestate@bnpparibas.com](mailto:realestate@bnpparibas.com)



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