

Industrial / Warehouse

TO LET



CURCHOD&CO

INCORPORATING LONDON CLANCY

REFURBISHED



Unit 14, Basingstoke Enterprise Centre

West Ham Lane, Basingstoke, RG22 6NQ

Modern industrial/warehouse unit

2,970 sq ft

(275.92 sq m)

- 4 allocated car parking spaces
- Eaves height to underside of steel truss 4.6m
- Newly fitted offices

Summary

Available Size	2,970 sq ft
Rent	£13.00 per sq ft
Rates Payable	£9,980 per annum
Rateable Value	£20,000
Service Charge	Budget for 2024/25 £120.00 per annum
EPC Rating	C (70)

Description

The property comprises a refurbished industrial/workshop unit on the popular Moniton Trading Estate, which incorporates a wide range of industrial and trade counter users. Nearby occupiers include Grosvenor Carpets, Blue Peter Garage, Merityre, Harmony Made to Measure Furniture and Thrifty Car & Van Rental.

Location

Basingstoke Enterprise Centre is situated in West Ham Lane, off Worting Road, approximately 3 miles west of Basingstoke town centre. Basingstoke's efficient ring road system facilitates easy access to the M3 motorway, Junction 7 approx 4 miles, and Reading and the M4 (Junction 11) some 19 miles distant.

Terms

A new FRI lease is available on terms to be agreed.

Amenities

- * Electric full height sectional overhead roller shutter door - 3.9m (h) x 4.1m (w)
- * Eaves height (to underside of steel truss) 4.6m
- * 3 Phase power and gas connections available
- * DDA compliant WC
- * UPVC personnel door/window
- * LED lighting in warehouse, emergency lighting and fire alarm
- * Newly constructed modern office
- * 4 allocated car parking spaces plus loading apron

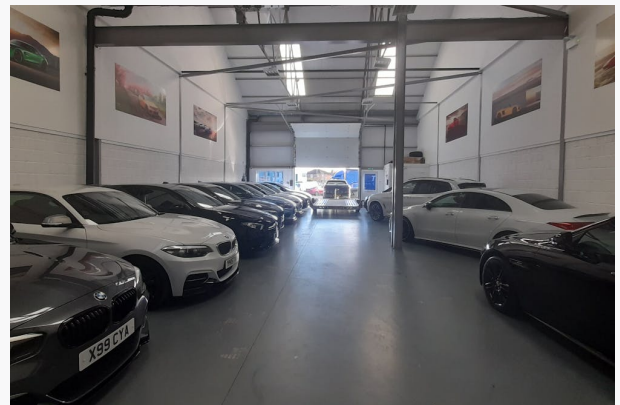
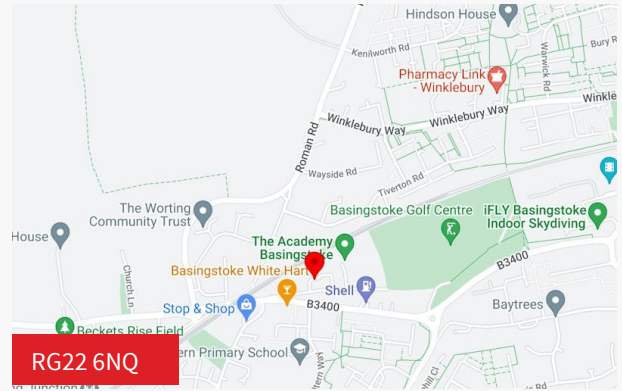
Anti Money Laundering

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/VAT

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

All prices are quoted exclusive of VAT which may be charged.



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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