

# Office, Industrial / Warehouse

TO LET



**CURCHOD&CO**

INCORPORATING LONDON CLANCY

**UNIT 12 AVAILABLE**



## Hassocks Wood Business Centre

Stroudley Road, Basingstoke, RG24 8UQ

**Self-contained business units  
on popular estate near to the  
Kingsland & Daneshill  
Industrial Estates**

**1,044 sq ft**  
(96.99 sq m)

- Fully self-contained units, with kitchenette and w/c
- On site parking
- 3 Phase Power
- New Lease
- Immediately available

# Hassocks Wood Business Centre, Stroudley Road, Basingstoke, RG24 8UQ

## Summary

Available Size	1,044 sq ft
Rent	£14,500 per annum
Rates Payable	£5,114.75 per annum
Rateable Value	£10,250
Service Charge	£1,072.44 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E

## Location

Hassocks Wood Business Centre is located near to the popular Daneshill & Kingsland Industrial Estates. It is situated approximately 1 mile from the Town Centre, and within few minutes' drive from the ring road. Junction 6 of the M3 is about 1 ½ miles to the south.

## Accommodation

Hassocks Wood is a mixed use Business Centre. The estate comprises of 25 self contained single storey business units, suitable for a wide variety of commercial uses. The accommodation comprises the following areas:

Name	sq ft	Rent	Service Charge	Availability
Unit - 1	516	£7,000 per annum	£1,072.44 /annum	Under Offer
Unit - 21	516	£6,750 per annum	On application	Let
Unit - 12	1,044	£14,500 per annum	£2,136 /annum	Available
<b>Total</b>	<b>2,076</b>			

## Viewings

Viewing inspections can be arranged through the sole agents

## Terms

New lease(s) to be granted on flexible terms to be agreed, and excluded from the Landlord & Tenant Act 1954 (Part II) as amended.

## Anti Money Laundering

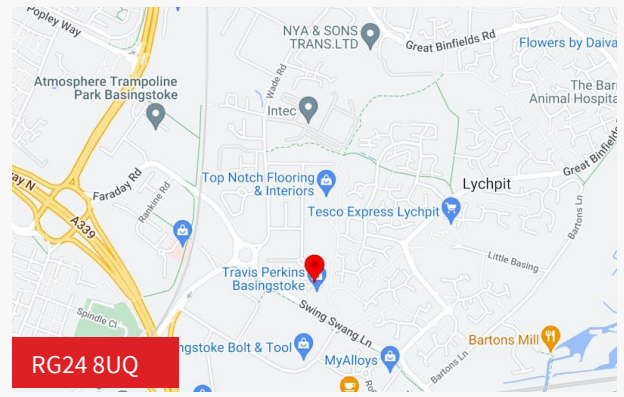
To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

## Legal Costs

Each party will bear their own legal costs.

## VAT

We understand that the property is elected for VAT, therefore VAT is payable in addition to the rent and all other out-goings.



## Viewing & Further Information

Tom Clancy  
01256 462222 | 07720 091337  
tclancy@curchodandco.com

More properties @ curchodandco.com

**Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)**  
Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 27/02/2024