

# Trade Counter, Industrial / Warehouse

LEASE ASSIGNMENT



**CURCHOD&CO**

INCORPORATING LONDON CLANCY

**PRIME TRADE COUNTER UNIT**



144 Basingstoke Trade Park

Worting Road, Basingstoke, RG21 8BJ

## Prime Trade Counter Unit

4,866 sq ft

(452.07 sq m)

- Opposite Morrisons Superstore & Petrol Filling Station and B&M Stores
- Adjoining Screwfix, Brewers, Flooring Superstore, Easy Bathrooms, In-n-Out Autocentres and Halfords Autocentres
- Prime trade counter location within close proximity to Basingstoke Ring Road
- Available by way of Assignment, or New Lease Terms to be agreed

[curchodandco.com](http://curchodandco.com) |

Chartered surveyors, land property & construction consultants

## Summary

Available Size	4,866 sq ft
Passing Rent	£62,000 per annum
Premium	Nil
Rates Payable	£19,835.25 per annum April 2023
Rateable Value	£39,750
Service Charge	£6,570 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (85)

## Description

The premises comprise a mid-terrace location trade counter unit, with a minimum eaves height of 5.54m, access to 3 phase power, and loading door (3.5m w x 5m h). The premises include ancillary accommodation ready for immediate occupation.

Neighbouring occupiers include Screwfix, Brewers, Kew Electrical, In-n-Out Auto Centres, Halfords Autocentres, Flooring Superstore and Easy Bathrooms.

## Location

Basingstoke Trade Park is situated opposite Morrisons Supermarket and B&M Stores off Worting Road which gives immediate access to Basingstoke's Ring Road at the West Ham Roundabout as well as via Morrisons Petrol Filling Station and Churchill Way.

Junction 6 of the M3 is within 2 miles and Basingstoke Railway Station and Festival Place Shopping Centre is approximately 3/4 mile to the east.

## Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m	Availability
Prime Trade Counter Unit	4,866	452.07	Available
<b>Total</b>	<b>4,866</b>	<b>452.07</b>	

## 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.

## Terms

The property is available by Assignment, or on new terms to be agreed.



## 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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