

Industrial / Warehouse

TO LET



CURCHOD&CO

INCORPORATING LONDON CLANCY



Unit 2

Enterprise Court, Basingstoke, RG24 8GE

Light Industrial Premises

872 sq ft

(81.01 sq m)

- Not suitable for motortrade/car repair
- Immediately Available
- 3 Phase Power Supply
- Car Parking /Loading in front

Summary

Available Size	872 sq ft
Rent	£12,500 per annum
Rates Payable	£4,491 per annum
Rateable Value	£9,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£936.47 per annum
EPC Rating	D (82)

Description

Ideal starter units on a popular well-managed estate. Unit 2 has a clear span warehouse/industrial space suitable for various tenants fit-out requirements. Within the unit is a WC with wash hand basin and electric water heater (not tested). There is car parking and loading to 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.

Accommodation

The accommodation comprises the following gross internal areas:

Name	sq ft	sq m	Availability
Unit	872	81.01	Available
Total	872	81.01	

Specification

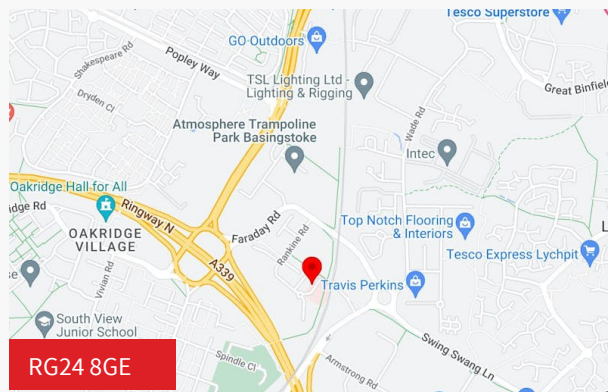
- Eaves Height 12'5" (3.8m) rising to 13'1" (4m)
- Manually operated loading door 9'6" (2.9m) wide x 10'2" (3.1m) high
- Fluorescent strip lighting & translucent roof panels
- 3 phase electricity supply available

Terms

A new fully 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).

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.



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 25/03/2024