

Industrial / Warehouse

TO LET



CURCHOD&CO

INCORPORATING LONDON CLANCY



4 Bear Court

Basingstoke, RG24 8QT

Warehouse/ Industrial Premises with fitted offices

3,618 sq ft

(336.12 sq m)

- Electric roller shutter loading doors.
- Ground and First Floor Offices
- 3 Phase Power
- Eaves Height rising to 6.77m

4 Bear Court, Basingstoke, RG24 8QT

Summary

Available Size	3,618 sq ft
Rent	£43,500 per annum
Rates Payable	£11,352.25 per annum
Rateable Value	£22,750
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	TBC
EPC Rating	E (102)

Description

Bear Court comprises a modern two terraced development mono pitch steel framed, light industrial units with minimum eaves height of 4 metres, rising to 6.7 metres, with onsite parking and loading areas.

Unit 4 is fitted with modern offices over ground and first floors. With kitchenette and male/female toilets.

The property is available individually or together with Unit 5.

Location

The premises are situated on the Daneshill East Industrial Estate about 2 miles to the east of the centre of Basingstoke. The mainline railway station and Junction 6 of the M3 are both within a few minutes drive.

Accommodation

The accommodation comprises the following areas:

Name	Building Type	sq ft	sq m
Unit	Industrial / Warehouse	2,596	241.18
1st	Office	1,022	94.95
Total		3,618	336.13

Viewings

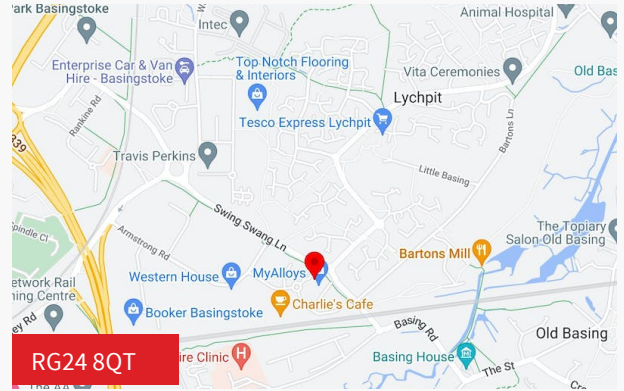
To make an appointment to view and for all further information please contact the sole marketing agents

Terms

Available on a new lease for a term to be agreed with the landlord.

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

Edward Rees
01256 462222 | 07818 451040
erees@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 12/07/2023