

Industrial / Warehouse

TO LET



CURCHOD&CO

INCORPORATING LONDON CLANCY

UNIT 5 - UNDER OFFER



Units 4 & 5, Lennox Industrial Mall

Lennox Road, Basingstoke, RG22 4DF

Warehouse / Industrial Units

2,340 to 4,680 sq ft

(217.39 to 434.79 sq m)

- Three Phase Power Supply
- Loading door measuring 3.8m (w) x 4.0m (h)
- 4m Eaves Height
- 3 Car Parking Spaces
- Use Class B2/B8

Summary

Available Size	2,340 to 4,680 sq ft
Rent	£27,000.00 - £54,000.00 per annum
Business Rates	The premises shall be re-assessed upon completion of individual lettings.
Service Charge	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	C (62)

Description

Lennox Industrial Mall is a purpose built industrial site which comprises of eight small warehouses with a shared forecourt and generous parking for each unit. The property is of steel portal frame construction under a pitched roof with profile clad elevations, has 3 car parking spaces and is suitable for storage and distribution purposes.

Location

The premises are situated off Lister Road in close proximity to St Michael's Retail Park and adjacent to Basingstoke Business Centre, about 2 miles to the west of the centre of Basingstoke. Nearby occupiers include B&Q, Bunzl Catering Supplies, Wolseley Plumb & Parts and Brackenwood Windows.

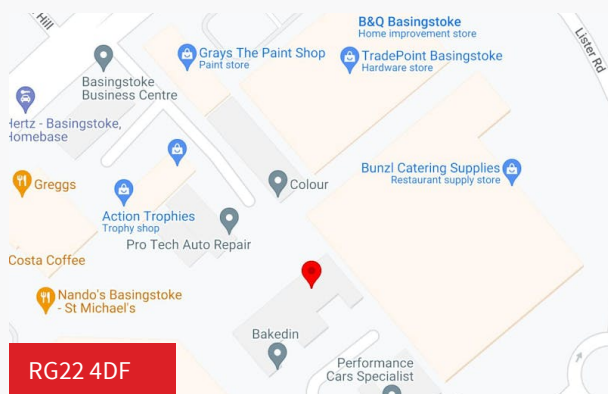
Basingstoke benefits from being located just off junction 6 of the M3 motorway and has good transport links to not only London but also the smaller regional cities of Winchester and Southampton. With a population of approximately 150,000, Basingstoke is a major centre for commerce due to its favorable location 45 miles from the capital.

Terms

Available on a new FRI 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

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