



COMING SOON



Unit 8, Basingstoke Business Centre

Winchester Road, Basingstoke, RG22 4AU

Light Industrial/Trade Counter/Showroom unit.

1,200 sq ft

(111.48 sq m)

- New Lease Terms
- Prominent trading estate location adjacent to B&Q and St. Michael's Retail Park.
- Manual sectional 'up and over' loading door with separate pedestrian access.
- Popular Trade Counter/Showroom location

Summary

Available Size	1,200 sq ft
Rent	£22,200 per annum
Rates Payable	£6,786.40 per annum
Rateable Value	£13,600
Service Charge	£1,805 per annum y/e 2023.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (99)

Description

Basingstoke Business Centre comprises 24 individual units of interest to a mixture of trade counter, retail, showroom and commercial uses. Occupiers on the estate include Bubbles Bathroom & Tiles showroom, Krystal Kitchens, Greys Decorating Supplies, Basingstoke Fireplace Centre, The Carpet Trade Centre, CRS Electrical supplies and Action Trophies.

Location

Basingstoke Business Centre is in a prominent location fronting the Winchester Road, and sandwiched between B&Q, the newly created St. Michael's Retail Park and Brighton Hill Retail Park.

The estate is approximately 2 miles south of the town centre and the Basingstoke Ring Road system. Basingstoke is strategically located in the heart of Southern England. It lies 45 miles south west of London linked by the M3 motorway at Junctions 6 & 7, and also served by a frequent rail service to Waterloo. The lower section of the M3 motorway ultimately provides a link to the south coast ports. Basingstoke is a vibrant town with a strong economy, already home to a number of large international employers and support companies.

Accommodation

The accommodation comprises the following areas:

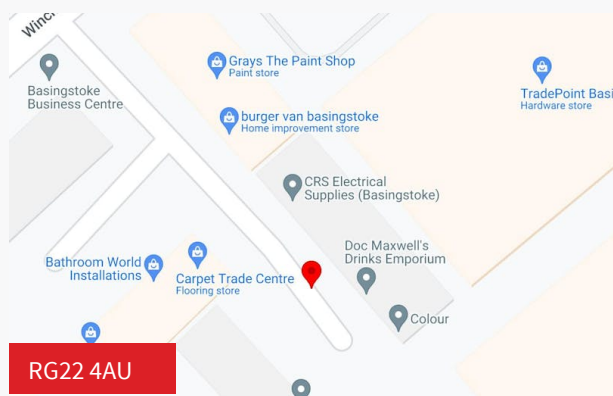
Name	sq ft	sq m	Rent	Availability
Unit - 8	1,200	111.48	£22,200 per annum	Available
Total	1,200	111.48		

Terms

A new FRI lease to be agreed, ideally for 5 years certain, subject to periodic rent reviews, contracted outside of 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.



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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