



Unit 9

Devonshire Business Park, Basingstoke, RG21 6XN

Warehouse / Industrial Premises

1,987 sq ft

(184.60 sq m)

- 2 car parking spaces
- 3 Phase Supply
- Ground Floor Reception and Offices
- Minimum Eaves Height - 6.89m (approx)
- Electric Roller Shutter Door
- Good Transport Links to London and South Coast via M3

Summary

Available Size	1,987 sq ft
Rent	£21,000.00 per annum
Business Rates	To be reassessed, as currently one listing for Unit 9 and 10
Service Charge	£567 per annum To be reviewed on an annual basis
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (99)

Description

Unit 9 Devonshire Business Park is a practical modern warehouse with reception / offices and car parking for 2 cars. The unit comprises two WC's, a kitchenette, an electrically operated roller shutter door and mezzanine with a loading capacity of 480kg per metre squared (each applicant to make their own enquiries on this).

Location

The property is situated within Devonshire Business Park in Basingstoke which is a popular industrial location 1.1 miles north west of the town centre.

The mainline railway station and Junctions 6 & 7 of the M3 are both within a few minutes drive. Basingstoke has direct links to London Waterloo Station which takes approximately 45 minutes, as well as good access to the South-Coast and West Country too.

Accommodation

The accommodation comprises the following Gross Internal Area (GIA) areas:

Name	sq ft	sq m
Ground - Warehouse Floor	1,470	136.57
Mezzanine	517	48.03
Total	1,987	184.60

Viewings

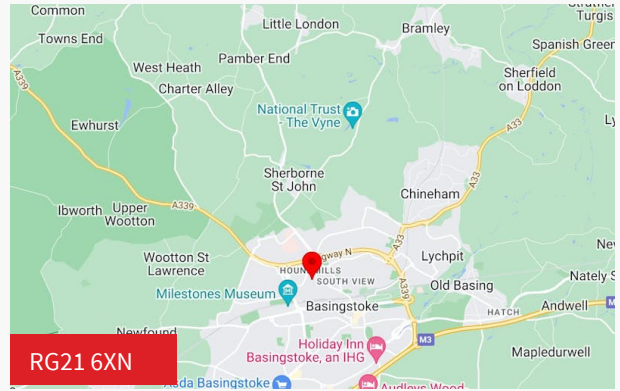
All viewings to be arranged in advance with Curchod & Co.

Terms

The accommodation is available on the basis of a new FRI lease for a term to be agreed from September 2024, or potentially earlier subject to a surrender of the current lease being agreed between the Landlord and Tenant. The lease is to be contracted outside the Security of Tenure Provisions 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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