

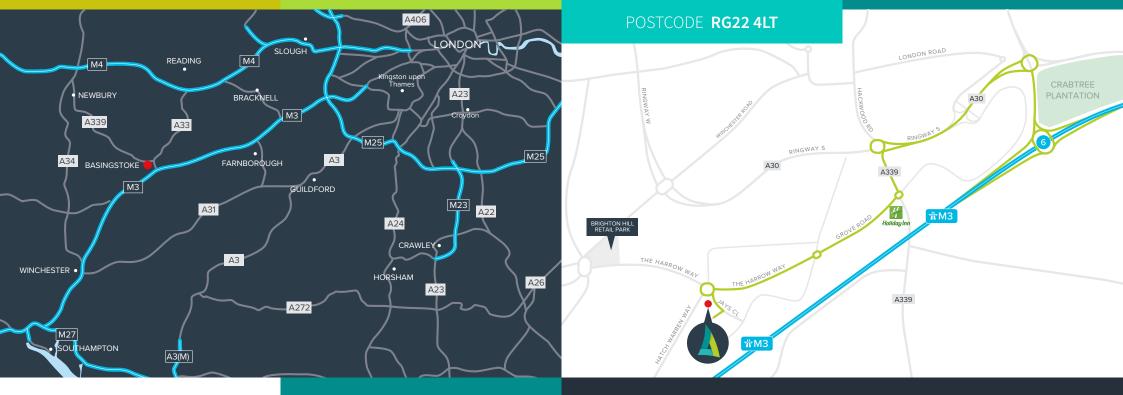
UNDER EXTENSIVE REFURBISHMENT

Available Now

TO LET

A modern, detached warehouse unit with a large secure yard 32,108 sq t / 2,983 sq m





LOCATION

The subject property is situated within the Viables Business Park, a large business park extending to 38 hectares (97 acres) approximately 3 km (2 miles) to the southwest of Basingstoke town centre. The Park is accessed via Junction 6 on the M3 and is signposted from the motorway junction. Jay Close is accessed off Grove Road via a mini-roundabout. The unit is prominently located fronting Jays Close, to the west of Motorola's headquarters.

The Viables is one of the main commercial areas in the town with occupiers including De la Rue, Sony, TaylorMade-Adidas and Motorola.

TRAVEL DISTANCES

M3 Junction 6	2.7 miles
Reading	19 miles
M4 Junction 13	20 miles
M25 Junction 2	28 miles
Southampton	30 miles
Portsmouth	42 miles

SPECIFICATION

- > Three surface level loading doors
- > Secure self-contained yard
- > 136 on-site parking spaces
- > Eaves height to underside of haunch 6 metres
- > Ancillary offices
- > 26% site density
- > 2.8 acres
- > New LED lighting (offices)

ACCOMMODATION

	Sq M	Sq M
Warehouse	2,143	23,067
Ground Floor offices	420	4,520
First Floor offices	420	4,520
Total	2,983	32,108

Approximate Gross Internal Areas



Viables Industrial Estate | Basingstoke | RG22 4LT

TERMS

Available on a new FRI lease on terms to be agreed. For further information contact the joint sole agents:

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