



Unit 10 The Rutherford Centre

Rutherford Road, Basingstoke, RG24 8PB

To be Fully Refurbished - Industrial/Warehouse Unit

3,908 sq ft
(363.07 sq m)

- J6 M3 Motorway 1.5 miles
- Adjacent to Ring Road system
- Loading doors 3.8 m (w) x 4.2 m (h)
- Eaves height 5.74 m
- 3 phase power, fitted lighting
- Gated site

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Summary

Available Size	3,908 sq ft
Rent	£48,500 per annum exclusive
Rates Payable	£4.48 per sq ft
Rateable Value	£26,750
Service Charge	£5,672 per annum
Legal Fees	Each party to bear their own costs
EPC Rating	C (61)

Description

The accommodation comprises a terraced unit of steel frame construction with brick elevations under a pitched roof. The property has a mezzanine storage floor over part of it with the remainder open to the eaves.

Location

Basingstoke is 45 miles to the southwest of London adjacent to Junctions 6 & 7 of the M3 Motorway. The M4 and Reading can be easily accessed via the A33. There is also a frequent rail service to London Waterloo, timetabled at 45 minutes. Basingstoke, with a Borough population of approximately 180,000, is a major centre for commerce and industry, having attracted several international and national companies, enjoying the benefits of a diverse range of leisure/recreational facilities and the new highly acclaimed Festival Place shopping centre.

The Rutherford Centre, constructed in the mid 1980s, is located within the Daneshill Industrial Estate area to the northeast of Basingstoke and comprises a modern terrace of 10 warehouse/industrial units. The development is within one minute's drive of the ring road and the A33 Basingstoke to Reading Road, and about 1½ miles to Junction 6 of the M3 Motorway.

Accommodation

The accommodation comprises of the following

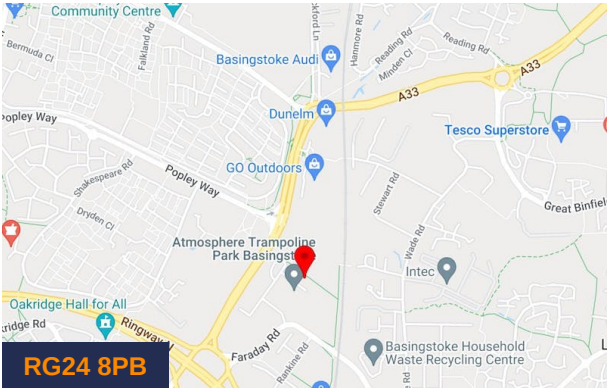
Name	sq ft	sq m	Availability
Mezzanine	931	86.49	Available
Ground	2,977	276.57	Available
Total	3,908	363.06	

Terms

A new lease for a term by arrangement.

Viewings

Strictly by prior appointment with the sole agents.



Viewing & Further Information



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