



## 42 Hackwood Road

Hackwood Road, Basingstoke, RG21 3AE

### Self-contained Offices

**1,230 sq ft**  
(114.27 sq m)

- 4 car spaces
- Central heating
- Carpets
- Kitchenette
- Close to Town Centre

# 42 Hackwood Road, Hackwood Road, Basingstoke, RG21 3AE

## Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 1,230 sq ft                        |
| Rent           | £16,000 per annum                  |
| Rateable Value | £21,500                            |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | E (109)                            |

## Description

42b Hackwood Road comprises the whole of the 1st floor and second floor of this building. It has its own private access. The 1st floor has been divided into a number of rooms. The 2nd floor is open plan. It has the benefit of central heating and its own WC's. In addition, there are 4 car spaces.

## Location

Basingstoke is a major centre for commerce and industry with a borough population of approximately 180,000. The Town is 45 miles to the south west of London adjacent to Junctions 6 & 7 of the M3 Motorway. There is also a frequent rail service to London Waterloo, timetabled at 45 minutes.

The premises is located on Hackwood Road and is immediately adjacent to the entrance to the Memorial Park. The property is therefore prominently positioned on one of the main thoroughfares from the town centre out to the Ringway and onto the M3.

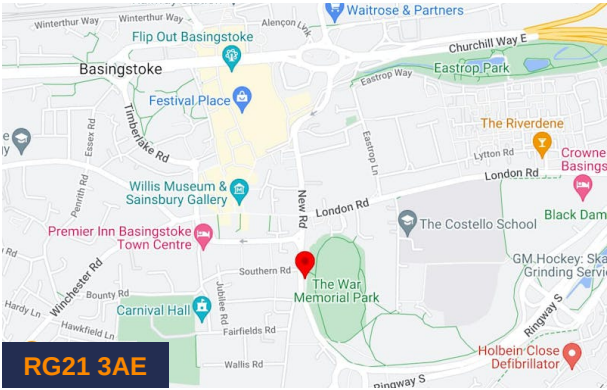
## Accommodation

The accommodation comprises the following areas:

| Name  | sq ft | sq m   | Availability |
|-------|-------|--------|--------------|
| 1st   | 917   | 85.19  | Available    |
| 2nd   | 313   | 29.08  | Available    |
| Total | 1,230 | 114.27 |              |

## Terms

A new lease for a term by arrangement, to be outside the Security of Tenure and compensation provisions of the Landlord & Tenant Act 1954.



## Viewing & Further Information



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