

HIGH TECH UNIT



Unit C Loddon Business Centre

Roentgen Road, Basingstoke, RG24 8NG

Modern Business / Office Unit

2,069 sq ft
(192.22 sq m)

- 6 car parking spaces
- Suspended ceilings
- Carpets
- Gas central heating
- 3 compartment perimeter trunking
- Well presented estate

01256 840777

www.bdt.uk.com

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Summary

Available Size	2,069 sq ft
Rent	£23,000 per annum
Service Charge	£1.25 per sq ft
Legal Fees	Each party to bear their own costs
EPC Rating	D (88)

Description

The Loddon Business Centre comprises a mixture of 2 storey office/business units, each with their own front door and parking to the front of them.

The available accommodation comprises the whole of Unit C which is set out on ground and first floors. Externally, there is space for 6 cars. The premises also benefits from a double width passenger door to make it easy to move goods in and out of the premises if required.

Location

The Loddon Business Centre is positioned in Roentgen Road on the established Daneshill estate, approximately one mile north east of the town centre and half a mile from the A33 Reading Road. Junction 6 of the M3 motorway is approximately one mile to the south. Nearby amenities are offered at Chineham Shopping Centre and the Hampshire Court Hotel and leisure complex.

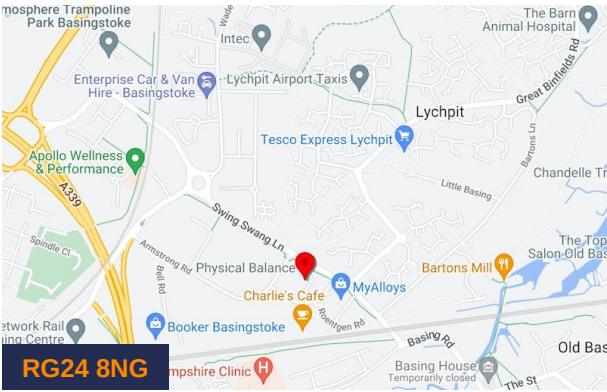
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,035	96.15	Available
1st	1,034	96.06	Available
Total	2,069	192.21	

Terms

New leases 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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