



Unit 4 The Ringway Centre

Edison Road, Basingstoke, RG21 6YH

High Office Content Warehouse

5,096 sq ft
(473.43 sq m)

- 5.5 m eaves height
- Full height loading door
- 12 car parking spaces
- Well presented air-conditioned offices
- Part LED lighting
- Carpets to offices

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Summary

Available Size	5,096 sq ft
Rent	£58,000 per annum
Rates Payable	£4.59 per sq ft
Rateable Value	£36,750
EPC Rating	C (67)

Description

Unit 4 comprises a high quality industrial/warehouse development of profile steel cladding with an impressive entrance hall. The office area is located at the front of the building on both ground and first floors. There is a full height loading door accessed from a rear courtyard. The unit has the benefit of carpets, suspended ceilings and part LED lighting, as well as air-conditioning. There is a mezzanine over approximately half of the warehouse.

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 a frequent rail service to London Waterloo, with a journey time of approximately about 45 minutes. Basingstoke, with a borough population of approximately 168,000, is a major commercial and industrial centre having attracted several international and national companies, enjoying the benefit of a diverse range of leisure/recreational facilities and the new highly acclaimed Festival Place shopping centre.

The Ringway Centre is located off Edison Road on the Houndmills Industrial Estate, one of Basingstoke's premier industrial estates. It is in a prominent position overlooking the Ring Road and is therefore easily accessible from Junctions 6 (2.5 miles) of the M3 motorway and the M4 and Reading via the A33. There is also easy access to the town centre.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building - Warehouse	2,262	210.15	Available
Ground - Offices	879	81.66	Available
1st - Offices	851	79.06	Available
Mezzanine - Storage Platform	1,104	102.56	Available
Total	5,096	473.43	

Terms

A new lease for a term in excess of 5 years to be offered directly from the Landlord, to be outside the Security of Tenure and Compensation Provisions of the Landlord & Tenant Act 1954 Part II (as amended).

Viewing

Strictly by appointment through the sole agents.



Viewing & Further Information



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