

Industrial / Warehouse

TO LET



CURCHOD&CO

REFURBISHED



Unit 14, Basingstoke Enterprise Centre

West Ham Lane, Basingstoke, RG22 6NQ

Modern industrial/warehouse unit

2,970 sq ft

(275.92 sq m)

- 4 allocated car parking spaces
- Eaves height to underside of steel truss 4.6m
- Newly fitted offices

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Chartered surveyors, land property & construction consultants

Summary

Available Size	2,970 sq ft
Rent	Rent on application
Rates Payable	£9,980 per annum
Rateable Value	£20,000
Service Charge	Budget for 2024/25 £120.00 per annum
EPC Rating	C (70)

Description

The property comprises a refurbished industrial/workshop unit on the popular Moniton Trading Estate, which incorporates a wide range of industrial and trade counter users. Nearby occupiers include Grosvenor Carpets, Blue Peter Garage, Merityre and Harmony Made to Measure Furniture.

Location

Basingstoke Enterprise Centre is situated in West Ham Lane, off Worting Road, approximately 3 miles west of Basingstoke town centre. Basingstoke's efficient ring road system facilitates easy access to the M3 motorway, Junction 7 approx 4 miles, and Reading and the M4 (Junction 11) some 19 miles distant.

Terms

A new FRI lease is available on terms to be agreed.

Amenities

- * Electric full height sectional overhead roller shutter door - 3.9m (h) x 4.1m (w)
- * Eaves height (to underside of steel truss) 4.6m
- * 3 Phase power and gas connections available
- * DDA compliant WC
- * UPVC personnel door/window
- * LED lighting in warehouse, emergency lighting and fire alarm
- * Newly constructed modern office
- * 4 allocated car parking spaces plus loading apron

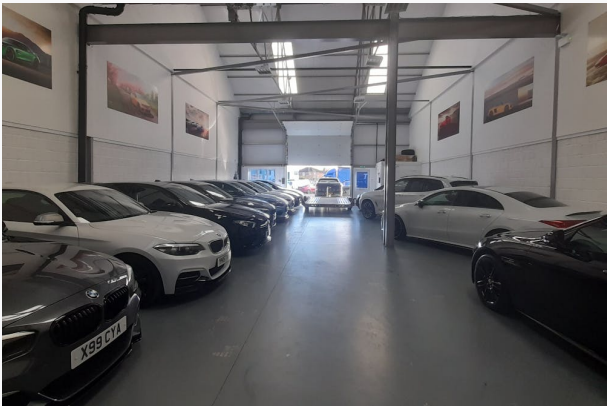
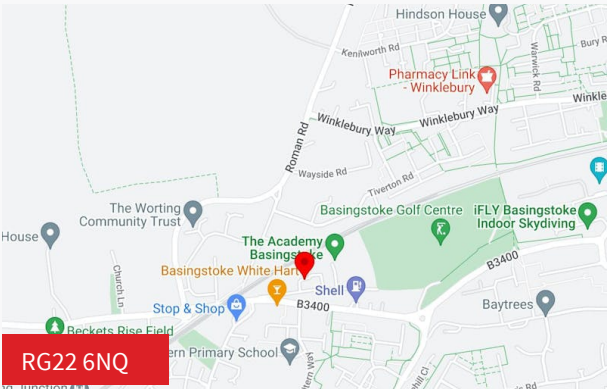
Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs/VAT

Each party to be responsible for the payment of their own legal fees incurred in the letting.

All prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

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