



Unit A, Hamilton Close

Basingstoke, RG21 6YT

Storage & Distribution Warehouse

5,000 to 9,897 sq ft

(464.52 to 919.46 sq m)

- Property is available via sublease of part
- Electrically Operated Roller Shutter Door Measuring 5.48m (h) x 4.62m (w)
- Three Phase Power Supply
- 6m Minimum Eaves Height
- Good Transport Links to London and South Coast via M3
- Nearby Occupiers Include Berry Bros & Rudd, SCS and Bidfood
- Onsite Parking
- Subject To Contract

Unit A, Hamilton Close, Basingstoke, RG21 6YT

Summary

Available Size	5,000 to 9,897 sq ft
Rent	Rent on application
Business Rates	To be confirmed
Service Charge	To be confirmed
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (72)

Description

Unit A Hamilton Close, is an industrial warehouse property of steel portal frame construction which comprises a concrete floor, parking, a loading bay and three phase power supply. Part of the main warehouse space is available by way of sublease. There are offices with a kitchenette included within the demise which can be converted effectively to create a separate entrance to the unit, subject to landlord consent.

Location

The property is strategically located in Houndmills Industrial Estate, approximately 1.2 miles northwest of Basingstoke Town Centre and in close proximity to the mainline railway station, which has direct links to London Waterloo. Basingstoke benefits from being easily accessible from the M3 motorway, via junctions 6 & 7, which provides good links to not only London but also the regional cities of Winchester and Southampton, and the West Country too.

Viewings

All viewings to be arranged in advance with Curchod & Co.

Terms

The property is available by way of sublease for a term which is to be agreed, and will be outside the security of tenure provisions within the Landlord & Tenant Act 1954.

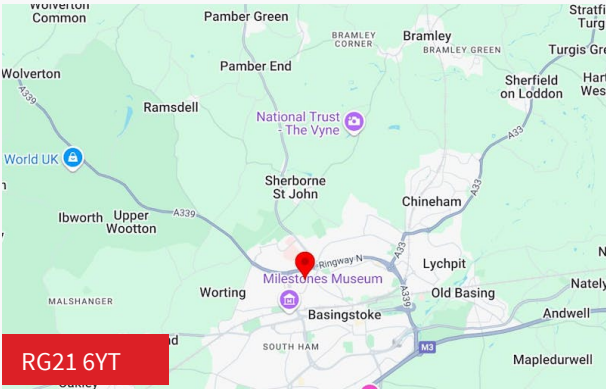
A new 10-year FRI lease has been agreed by the tenant, starting from 30th April 2025.

(Subject to contract & without prejudice).

For further information please contact the sole agents.

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.



Viewing & Further Information

Edward Rees
01256 462222 | 07818 451040
erees@curchodandco.com

Tom Nurton
01256 462222 | 07741 551255
tnurton@curchodandco.com

More properties @ curchodandco.com

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 17/10/2025