

Office

TO LET



CURCHOD&CO



Unit C, Loddon Business Centre

Roentgen Road, Basingstoke, RG24 8NG

MODERN BUSINESS UNIT / OFFICE UNIT

2,069 sq ft

(192.22 sq m)

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

curchodandco.com | 01483 730060

Chartered surveyors, land property & construction consultants

Summary

Available Size	2,069 sq ft
Rent	£23,000 per annum
Rates Payable	£8,108.75 per annum
Rateable Value	£16,250
Service Charge	Upon Enquiry
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

Basingstoke is 45 miles to the south west of London adjacent to Junctions 6 & 7 of the M3 Motorway. The M4 and Reading can be easily accessed via the A33. There is also a frequent rail service to London Waterloo, timetabled at 45 minutes. Basingstoke is a major centre for commerce and industry with many national companies located here and it benefits from a diverse range of leisure, recreational and shopping facilities with a Borough population of approximately 150,000.

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
Ground	1,035	96.15
1st	1,034	96.06
Total	2,069	192.21

Viewings

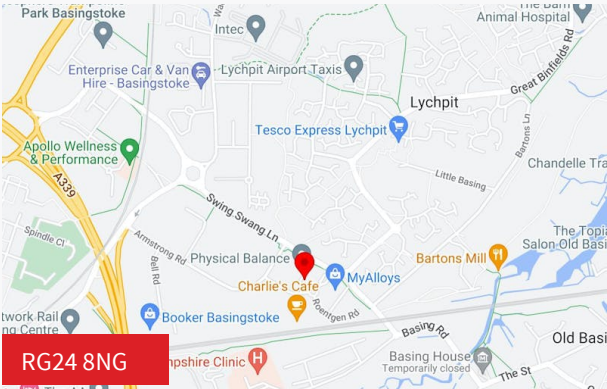
Strictly by appointment through the joint agents.

Terms

New lease for a term by arrangement to be outside the Security of Tenure and compensation provisions of the Landlord & Tenant Act 1954, subject to vacant possession.

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

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