

UNDER REFURBISHMENT



Unit 7 The Rutherford Centre

Rutherford Road, Basingstoke, RG24 8PD

Industrial/Warehouse Units

2,179 sq ft
(202.44 sq m)

- J6 M3 Motorway 1.5 miles
- Adjacent to Ring Road system
- Loading door 3.8 m (w) x 4.2 (h)
- Eaves height 5.74 m
- 3 phase power
- Gated site
- 4 car parking spaces

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Summary

Available Size	2,179 sq ft
Rent	Rent on application
Rateable Value	£20,750
Service Charge	£2,750 per annum
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The accommodation comprises a mid-terraced unit of steel frame construction with brick elevations, under a pitched roof. The property mezzanine storage platform over part of the premises. The ground floor will provide part full height warehouse with the remainder being undercroft.

We have been verbally informed by the Local Authority that the unit has two rateable values, one of £8,600 and the other of £6,900, both at a rate of 0.499 in the £ (2022-2023).

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 also a frequent rail service to London Waterloo, timetabled at 45 minutes. Basingstoke, with a Borough population of approximately 168,000, is a major centre for commerce and industry, having attracted several international and national companies, enjoying the benefits of a diverse range of leisure/recreational facilities and the new highly acclaimed Festival Place shopping centre.

The Rutherford Centre, constructed in the mid-1980s, is located within the Daneshill Industrial Estate area to the northeast of Basingstoke. It comprises a modern terrace of 10 warehouse/industrial units. The development is within one minute's drive of the Ring Road and the A33 Basingstoke to Reading Road. It is approximately 1½ miles to Junction 6 of the M3 Motorway.

Accommodation

The accommodation comprises the following areas:

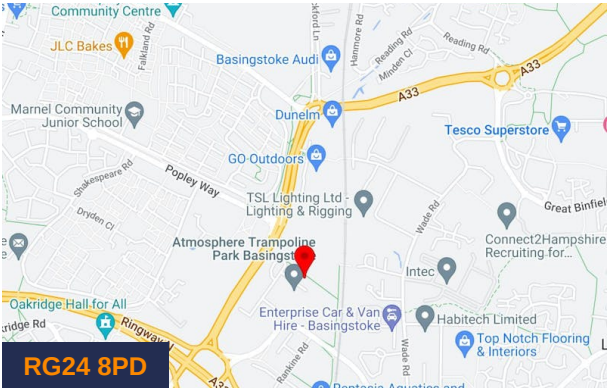
Name	sq ft	sq m	Availability
Ground	1,456	135.27	Available
1st	723	67.17	Available
Total	2,179	202.44	

Terms

A new lease for a term of 5 years with a landlord's break at the 3rd year. The lease is to be outside the Security of Tenure and compensation provisions of the Landlord & Tenant Act 1954.

Viewings

Strictly by prior appointment with the sole agents.



Viewing & Further Information



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