



Unit 9

Hatch Industrial Park, Basingstoke, RG24 7NG

Modern Warehouse/ Distribution Unit

12,692 sq ft
(1,179.13 sq m)

- **FULLY REFURBISHED**
- Located near to Basingstoke (J6) and Hook (J5) M3
- Modern industrial estate built around 2007
- Excellent eaves height 8m rising to 10.1 m (apex height)
- 9 car parking spaces
- Well fitted first floor offices with air conditioning
- 2 EV Charging Points

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Summary

Available Size	12,692 sq ft
Rent	£14.75 per sq ft
Rateable Value	£114,000
Service Charge	£3,822.13 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (73)

Description

The unit is located towards the front of Hatch Industrial Park which comprises a modern industrial/warehouse trade estate comprising of 10 high quality units. Unit 9 is a modern warehouse which benefits from an excellent eaves height of 8 metres rising to 10.1 metres (maximum to the haunch). The unit benefits from an electrically operated level access loading door to the front of the unit with excellent loading apron and 9 allocated car parking spaces.

The unit further benefits from first floor base build offices, which are fitted with suspended ceilings, LED lighting with PIR, perimeter trunking, air conditioning and a kitchenette. There is a DDA compliant WC on the ground floor and an additional WC located in the first floor stairwell.

Location

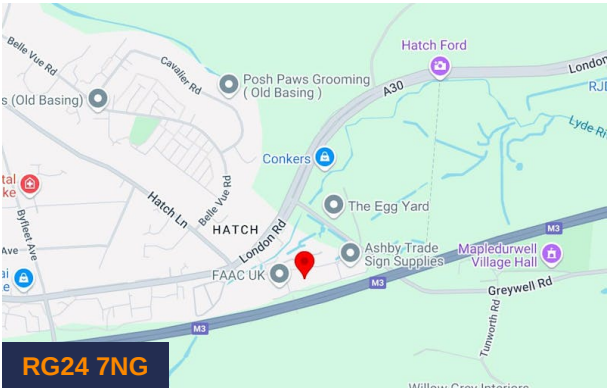
Hatch Industrial Park is situated approximately three miles to the east of Basingstoke, which boasts excellent access to Junctions 5 & 6 of the M3 motorway via the A30 London Road. The estate comprises a broad range of corporate occupiers, including FAAC Ltd, Kyoisha UK Ltd, Farley Greene Ltd and Ashby Signs Ltd.

Basingstoke is a major centre for commerce and industry with a borough population of approximately 180,000. The Town is 45 miles to the South West of London adjacent to Junctions 6 & 7 of the M3 Motorway. There is also a fast and frequent rail service to London Waterloo (approx. 45 minutes) from Basingstoke.

Accommodation

The accommodation comprises the following GIA areas:

Name	sq ft	sq m	Availability
Ground - Warehouse & Office	10,415	967.59	Available
1st - Offices	2,277	211.54	Available
Total	12,692	1,179.13	



Viewing & Further Information



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