

Industrial / Warehouse

TO LET



Unit 18, Basingstoke Enterprise Centre

West Ham Lane, Basingstoke, RG22 6NQ

Refurbished Industrial / Warehouse Unit

2,993 sq ft

(278.06 sq m)

- 5 allocated car parking spaces
- 3 phase power supply
- Electrically operated roller shutter door (3.96m wide x 4.18m high)
- Close proximity to M3 via J6 & J7

Summary

Available Size	2,993 sq ft
Rent	Rent on application
Rates Payable	£9,855 per annum
Rateable Value	£19,750
Service Charge	Upon Enquiry
EPC Rating	C (70)

Description

The property has been refurbished and comprises an industrial / warehouse unit within the Basingstoke Enterprise Centre, forming part of the Moniton Trading Estate. The unit has been refurbished and is specified with a painted concrete warehouse floor, electrically operated roller shutter loading door measuring 3.96m high x 4.18m wide, LED lighting, small works office, WC, 3 phase power supply and a clear height of 4.75m. Nearby occupiers include Grosvenor Carpets, Blue Peter Garage, Motor Parts Direct, Merityre and Harmony Made to Measure Furniture.

To the front of the unit there is a concrete surfaced loading apron with allocated parking for 5 vehicles.

Location

Basingstoke Enterprise Centre is situated on West Ham Lane, just 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.

The mainline railway station and Junctions 6 & 7 of the M3 are both within a few minutes drive. Basingstoke has direct links to London Waterloo Station which takes approximately 45 minutes, as well as good access to the South-Coast and West Country too.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Workshop / Warehouse	2,993	278.06	Available
Total	2,993	278.06	

Terms

A new Full Repairing and Insuring lease is available, with the commencement date to be agreed.

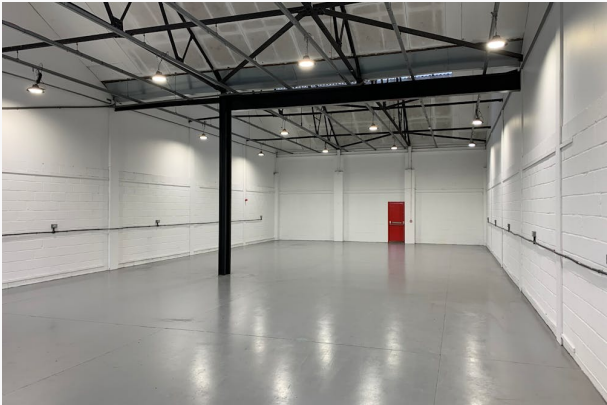
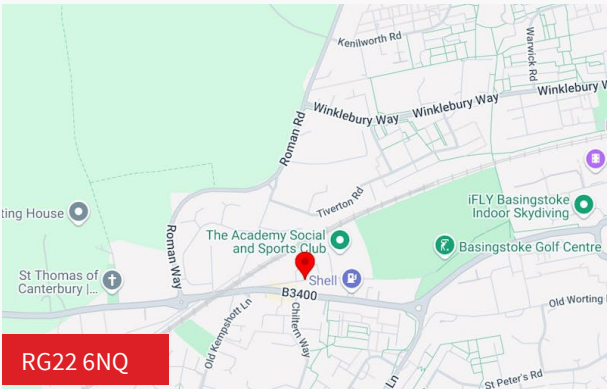
Anti Money Laundering

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

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

Keith Enters
01256 462222 | 07803 411940
kenters@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 10/08/2026

