



COMPETITIVE RENT *ONLY £12.50 PSF*

Western House

Armstrong Road, Daneshill Industrial Estate, Basingstoke, RG24 8QE

INDUSTRIAL/WAREHOUSE PREMISES ON FULLY FENCED & GATED SECURE SITE

44,654 sq ft
(4,148.49 sq m)

- RENT ONLY £12.50 psf
- NO SERVICE CHARGE
- Self contained additional/surplus yard (approx. 0.5 acres)
- Refurbishment due to complete June 2026
- 3 new Hormann dock loading doors and 3 level doors
- 3 phase power (upgraded to 300 KVA)

Western House, Armstrong Road, Daneshill Industrial Estate, Basingstoke, RG24 8QE

Summary

Available Size	44,654 sq ft
Rent	£12.50 per sq ft
Business Rates	To be assessed
Service Charge	N/A
VAT	Elected
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

Western House is currently undergoing a comprehensive back to frame Landlord refurbishment, including new Kingspan cladding and roofing system. Internally the client has completely reconfigured the offices back to open plan, incorporating new wc/staff welfare, LED lights, and carpeting. There are 3 newly installed Hormann dock level loading doors, plus 3 additional level loading doors. Eaves heights vary from 6m rising to 8.4m.

Externally the site has been refenced/gated with additional security barrier system and CCTV. There is also an additional surplus yard area of approx. 0.5 acres, reflecting a low 40% site density.

Location

Western House occupies a 2.2 acre site, prominently situated on Armstrong Road on the Daneshill Industrial Estate. It is approximately 1¼ miles to the north east of Basingstoke town centre. Daneshill enjoys fast road communications to and from the M3 at Junction 6, there is also easy access to the M4 and Reading via the A33.

Accommodation

The accommodation comprises the following areas. There is an additional yard of approximately 0.5 acres to the rear of the building.

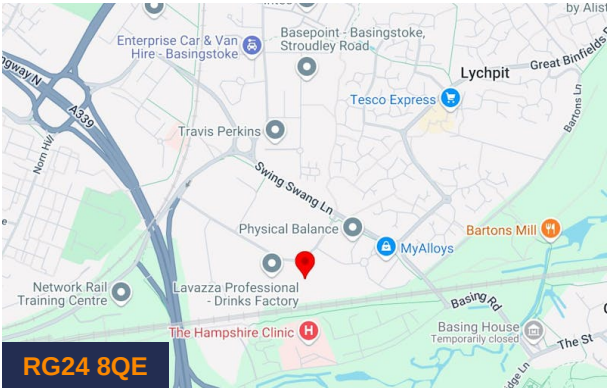
Name	sq ft	sq m	Availability
Ground - Offices	2,782	258.46	Available
1st - Offices	5,115	475.20	Available
Unit - Warehouse Bay 1	17,178	1,595.89	Available
Unit - Warehouse Bay 2	17,164	1,594.59	Available
Unit - Undercroft	2,415	224.36	Available
Total	44,654	4,148.50	

Viewings

For viewings please contact the joint sole agents.

Terms

A new fully repairing and insuring lease for a term by arrangement.



Viewing & Further Information



Russell Ware
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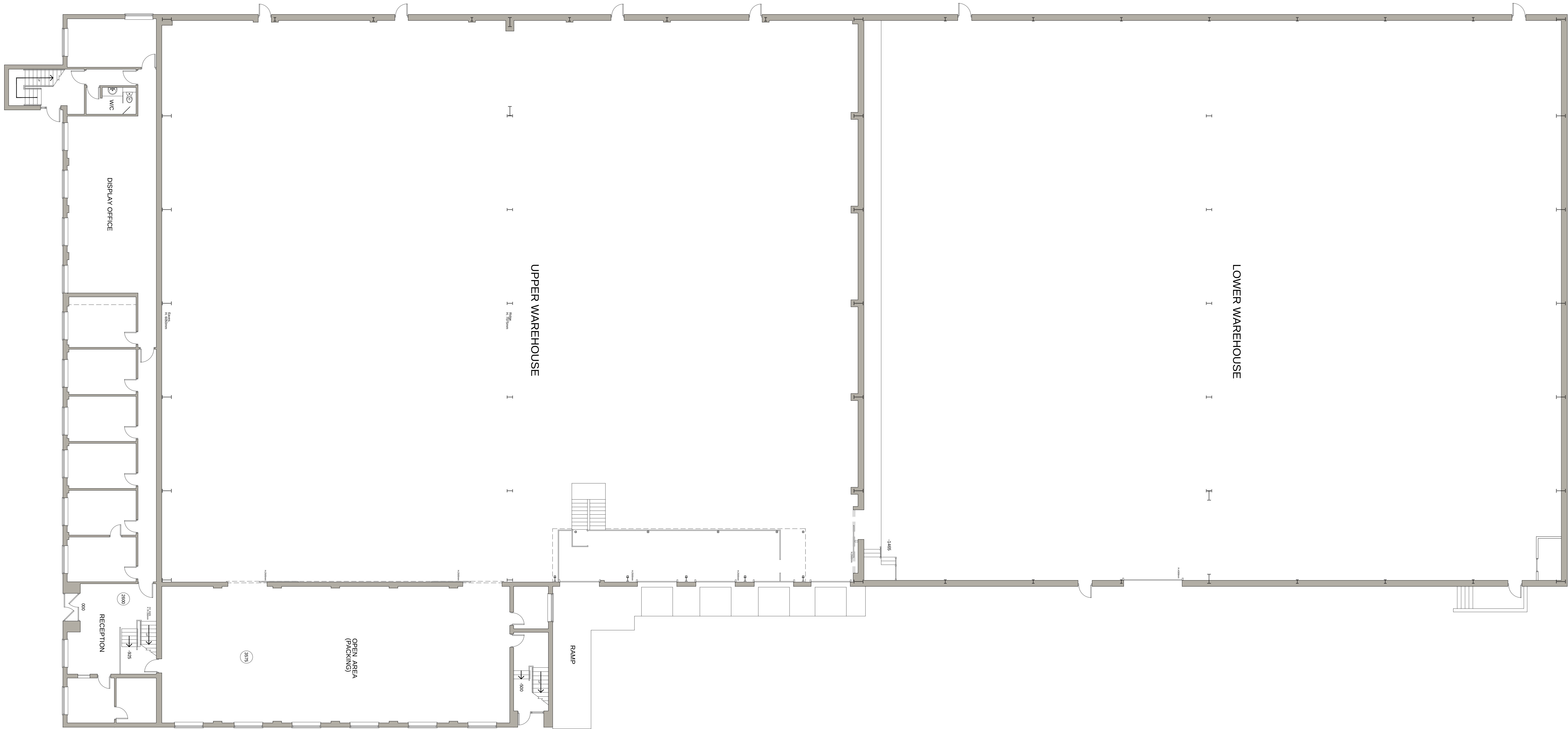
Freddie Chandler (Hollis Hockley LLP)
07935 769627

Will Merrett-Clarke (Hollis Hockley LLP)
07774 269443

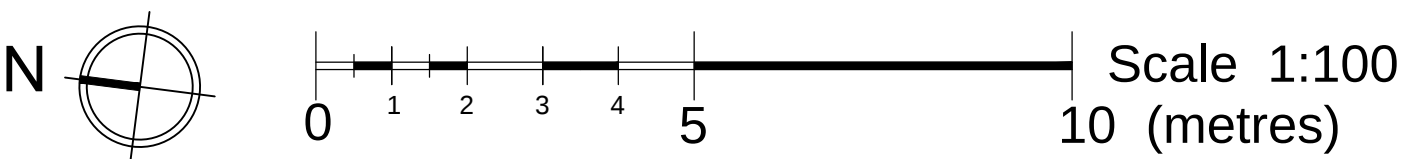








GROUND FLOOR PLAN 1:100 @ A0



Revision	Date	Description	By
			
STP Solutions, 19 The Row, Man Road, Edenbridge, Kent, TN41 6HX T: 020 8695 9522 E: info@stp-solutions.co.uk www.stp-solutions.co.uk			
Client			

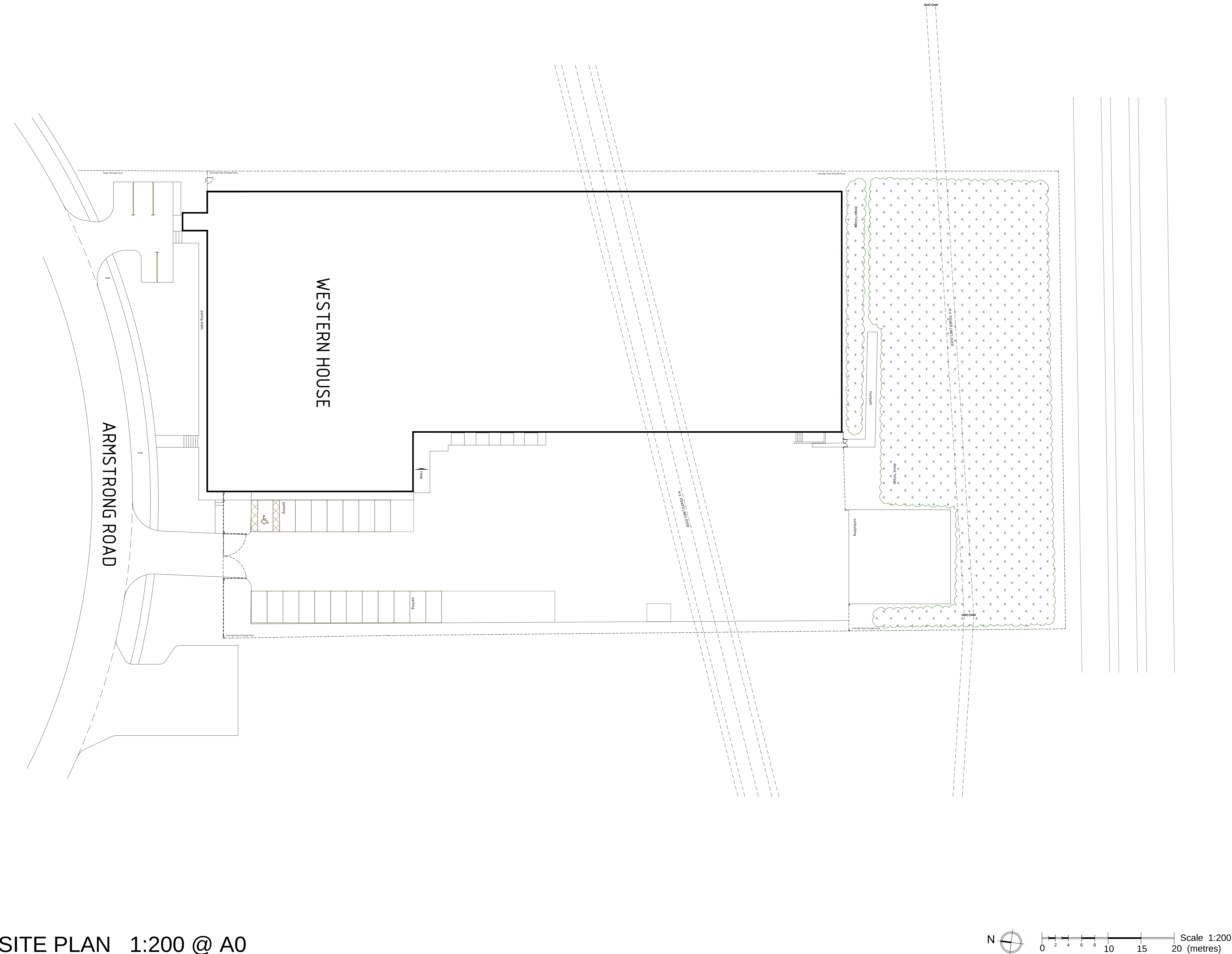
Project Title
Western House
Armstrong Road
Daneshill Industrial Estate
Basingstoke, RG24 8QE

Drawing Title
Existing Ground Floor

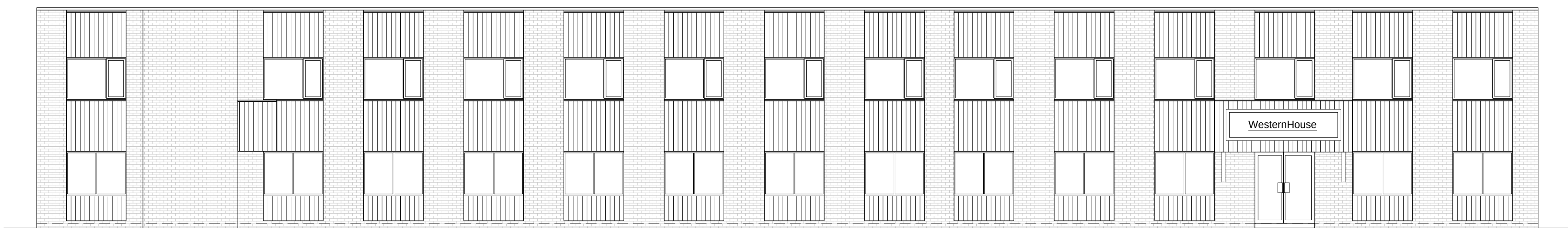
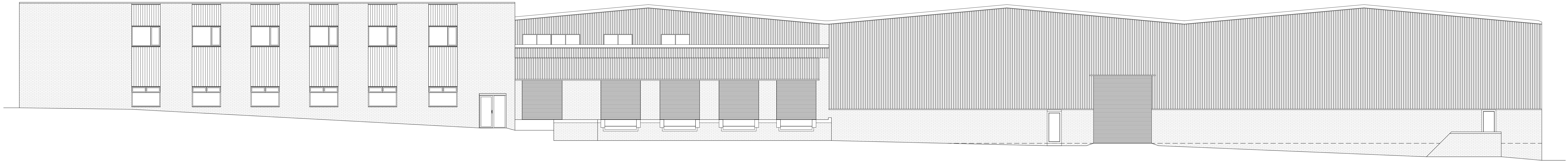
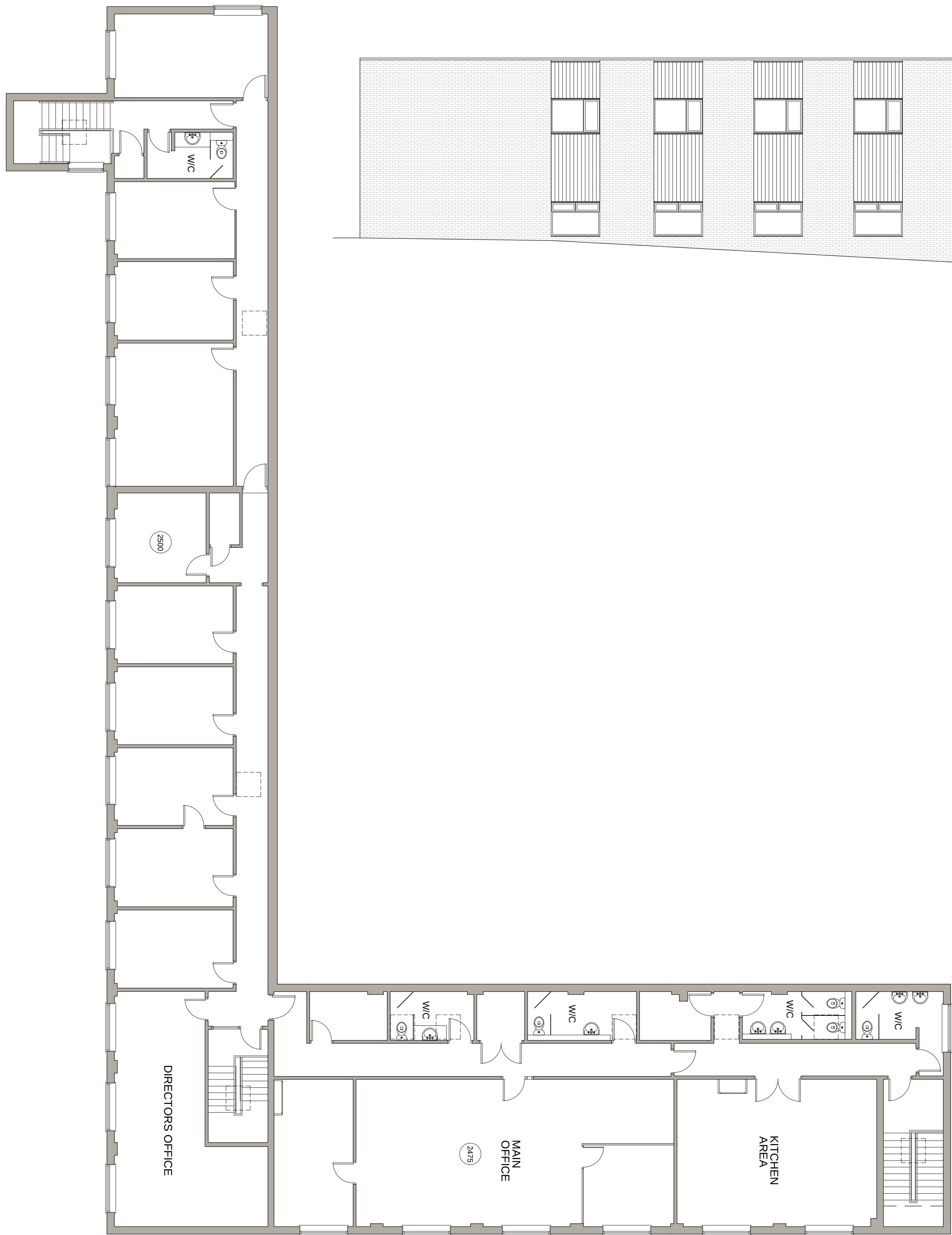
Scale 1:100@A1	Date 2020-07-22	Drawn By RDC
CAD Reference STP2020-WH01-01.dwg		
Drawing Number STP2020-WH01-01	Revision -	

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|---------------------------------------|------------------------------------|------------------------------------|
| ☐ Preliminary | ☐ For Approval | ☐ Construction |
| ☐ For Information | ☐ Tender | ☐ As Built |

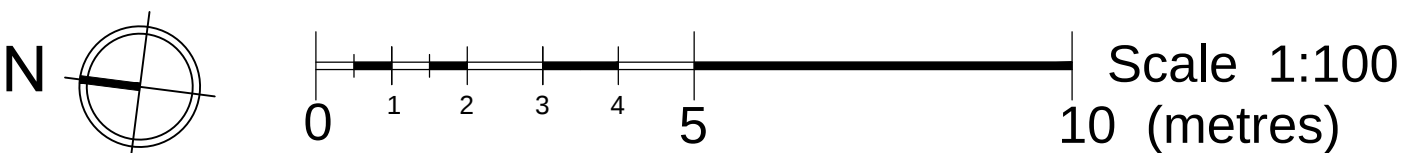
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STP SOLUTIONS STP Solutions, 19 The Row, Man Road, Edenbridge, Kent, TN41 6HX T: 020 8695 9522 E: info@stp-solutions.co.uk www.stp-solutions.co.uk			
Client			
Project Title			
Western House Armstrong Road Daneshill Industrial Estate Basingstoke, RG24 8QE			
Drawing Title			
Existing Site Plan			
Scale	Date	Drawn By	
1:100@A1	2020-07-22	RDC	
CAD Reference	Revision		
STP2020-WH01-01.dwg			
Drawing Number	Revision		
STP2020-WH01-03	• -		
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FIRST FLOOR & ELEVATIONS 1:100 @ A0



Revision	Date	Description	By
			
STP Solutions, 19 The Row, Man Road, Edenbridge, Kent, TN41 6HX T: 020 8695 9522 E: info@stp-solutions.co.uk www.stp-solutions.co.uk			
Client			

Project Title	
Western House Armstrong Road Daneshill Industrial Estate Basingstoke, RG24 8QE	
Drawing Title	
Existing First Floor & Elevations	

Scale	Date	Drawn By
1:100@A1	2020-07-22	RDC
CAD Reference STP2020-WH01-01.dwg		
Drawing Number STP2020-WH01-02		
Revision • -		

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