

Industrial / Warehouse

TO LET



CURCHOD&CO

6.89M EAVES



2 Devonshire Business Park

Basingstoke, RG21 6XN

Warehouse / Industrial Premises

1,648 sq ft
(153.10 sq m)

- 3 Phase Power Supply
- Minimum Eaves Height - 6.89m (approx)
- 2 car parking spaces
- Electric Roller Shutter Door
- Good Transport Links to London and South Coast via M3

curchodandco.com |

Chartered surveyors, land property & construction consultants

2 Devonshire Business Park, Basingstoke, RG21 6XN

Summary

Available Size	1,648 sq ft
Rent	£24,750 per annum
Rates Payable	£6,912 per annum
Rateable Value	£16,000
Estate Charge	£1,382 per annum
EPC Rating	D (91)

Description

Unit 2 Devonshire Business Park is a practical modern warehouse of steel portal frame construction and benefits from car parking for 2 cars. The unit comprises two WC's, an electrically operated roller shutter door, three phase power supply and double glazing at the front of the property.

Location

The property is situated within Devonshire Business Park in Basingstoke which is a popular industrial location 1.1 miles north west of the town centre.

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.

Viewings

All viewings to be arranged in advance with Curchod & Co.

Terms

The accommodation is available on the basis of a new FRI lease for a term to be agreed. The lease is to be contracted outside the Security of Tenure Provisions of the Landlord & Tenant Act 1954, part II (as amended).

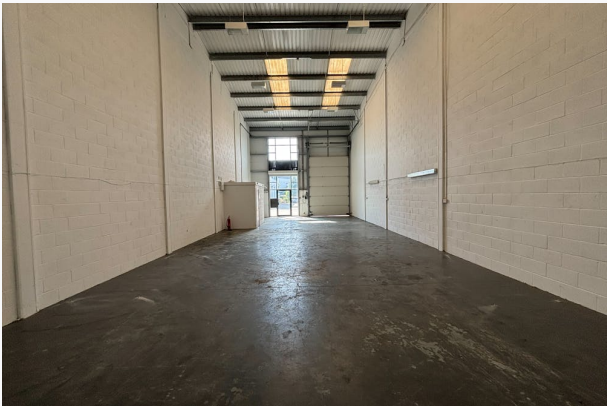
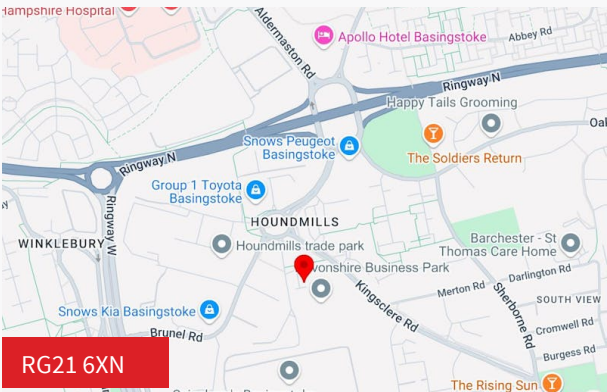
Anti-Money Laundering

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 side to be responsible for the payment of their own legal fees incurred in the letting.

Prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

Tom Clancy
01256 462222 | 07720 091337
tclancy@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 04/08/2026

