

Industrial / Warehouse TO LET

**HOLLIS
HOCKLEY**

REFURBISHMENT NEARING COMPLETION



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

Self-contained unit undergoing comprehensive refurbishment, benefitting from a large service yard and additional external storage.

Summary

Tenure	To Let
Available Size	44,654 sq ft / 4,148.49 sq m
Rent	£12.50 per sq ft
Service Charge	N/A
Rates Payable	£3.62 per sq ft Estimate for 2026/27 Rating Year
EPC Rating	B

Key Points

- Refurbishment nearing completion
- 3 dock level loading doors
- Secure, self contained yard with an extra 20,000 sq ft of hard standing
- Good quality ancillary office
- 6-6.5m clear internal height, rising to 8.4m
- 3 ground level loading doors
- New roof and re-clad elevations
- 300kVA upgraded 3 phase power supply

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

DESCRIPTION

Western House is currently undergoing comprehensive refurbishment. The building benefits from a large, self-contained yard, as well as an additional area of secure hard standing to the rear of the building.

There are both dock and ground level loading doors to the western elevation, with the warehouse constructed in two sections.

The refurbishment works include a new roof, re-clad elevations, refurbished office accommodation, painted internal steelwork and warehouse floor, rooftop solar PV panels and an upgraded power supply to 300kVA.

LOCATION

Western House is located on the established Daneshill Industrial Estate in Basingstoke. Located just 2 miles from the M3 at J6. Occupiers on Armstrong Road benefit from easy access to the South West and London. Reading is also easily accessible via the A33.

ACCOMMODATION

The accommodation comprises the following areas:

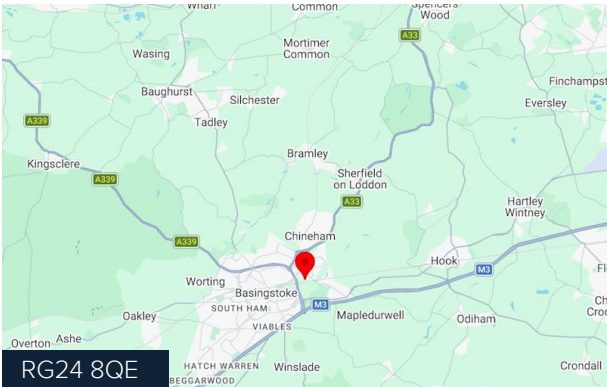
Name	sq ft	Availability
1st - Offices	5,115	Available
Ground - Offices	2,782	Available
Ground - Undercroft	2,415	Available
Ground - Warehouse Bay 1	17,178	Available
Ground - Warehouse Bay 2	17,164	Available

VIEWINGS

For viewings and further information, please contact the joint sole agents, Hollis Hockley or BDT.

ANTI MONEY LAUNDERING

To comply with Anti Money Laundering regulations, Hollis Hockley undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



Viewing & Further Information

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