



Unit D1 Grafton Way

West Ham Industrial Estate, Basingstoke, RG22 6HY

INDUSTRIAL/WAREHOUSE UNIT

15,851 sq ft
(1,472.61 sq m)

- Minimum eaves height 5.8m
- Loading door 4.9m (w) x 4.7m (h)
- 3 phase power
- Well fitted ground floor offices
- WC / Kitchen / Shower facilities
- Fenced and gated yard
- Good on site parking and loading

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Summary

Available Size	15,851 sq ft
Rent	£214,000 per annum
Rateable Value	£127,000
Service Charge	£4,715.81 per annum year ending 2026
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (59)

Description

Unit D1 comprises an industrial/warehouse unit of steel frame construction with lower brick elevations and upper profile steel clad elevations, all under a pitched roof incorporating translucent light panels. The property comprises an open plan warehouse area with ground floor offices to the front of the building plus 1st floor WC's and break out area.

Amenities include an electric roller shutter loading door 4.9m (w) x 4.7m (h), minimum eaves height 5.8m rising to a maximum 7m, 3 phase power supply, ground floor shower and WC facilities, 1st floor kitchen plus further WC's. The ground floor offices benefit from carpeting, suspended ceilings incorporating recessed LED's, perimeter trunking, gas fired central heating to radiators plus double glazed windows. Externally, the property offers a gated and fenced, part concrete and part tarmac covered yard providing loading plus car parking.

Location

Basingstoke is a major centre for commerce and industry with a Borough population of approximately 185,000.

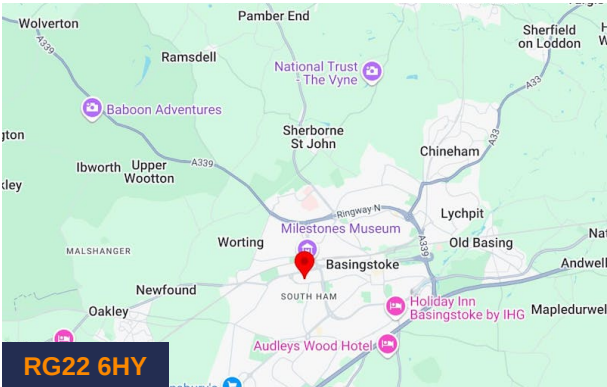
The town lies approximately 45 miles southwest of London adjacent to junctions 6 & 7 of the M3 motorway. There is a frequent rail service to London Waterloo with a fastest journey timetabled at 45 minutes. The premises are situated on the established West Ham Industrial Estate which is approximately 1.5 miles west of the town centre. The estate is almost adjacent to the Basingstoke Ring Road and opposite the Leisure Park and it is therefore easy to access the M3 at junctions 6 & 7, approximately 3 and 4 miles away respectively.

Terms

A new lease for a term to be agreed on a full repairing and insuring basis which will be drawn outside the Security of Tenure and Compensation Provisions of the Landlord & Tenant Act 1954 Part II (as amended).

Viewings

Strictly by appointment through the sole agents.



Viewing & Further Information



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