

Industrial / Warehouse

TO LET

 **HOLLIS
HOCKLEY**



Unit D Lutyens, Bilton Road, Basingstoke, RG24 8LJ

Modern warehouse unit on the established Kingsland Business Park, immediately available on flexible lease terms

Summary

Tenure	To Let
Available Size	9,733 sq ft / 904.23 sq m
Service Charge	N/A
Rates Payable	£40,792.50 per annum
Rateable Value	£73,500
EPC Rating	B (35)

Key Points

- Min. 6m to underside of haunch
- 23 car parking spaces
- 30kN/m Floor Loading
- Dedicated loading area
- Full height electric loading door
- Modern first floor offices
- Secure site with barrier entry

Unit D Lutyens, Bilton Road, Basingstoke, RG24 8LJ

DESCRIPTION

Unit D comprises a mid-terrace unit of steel portal frame construction. The unit benefits from a clear span warehouse with ancillary first floor office accommodation.

Loading is via one electric ground level loading door and the unit benefits from a generous car parking allocation of 23 spaces.

The unit is available by way of assignment or sub-letting of the existing lease, which expires on 28th March 2032 and is subject to a Tenant break option on 29th March 2027. If the break is not exercised, there is a rent review on the same date. The current passing rent is £106,576.35 per annum exclusive (£10.95 psf).

Alternatively, a new lease may be available directly from the Landlord.

LOCATION

Kingsland Business Park is located approximately 2 miles (5 minutes drive) to the north east of Basingstoke town centre and railway station (journey times to London Waterloo of approximately 45 minutes). The unit is easily accessed via the A339 Northern and Eastern Ringway. Junction 6 of the M3 is 3 miles away.

Frequent bus services operate between Chineham Shopping Centre and Basingstoke town centre via Wade Road, the main spine road through Kingsland Business Park.

ACCOMMODATION

The accommodation comprises the following Gross External Areas:

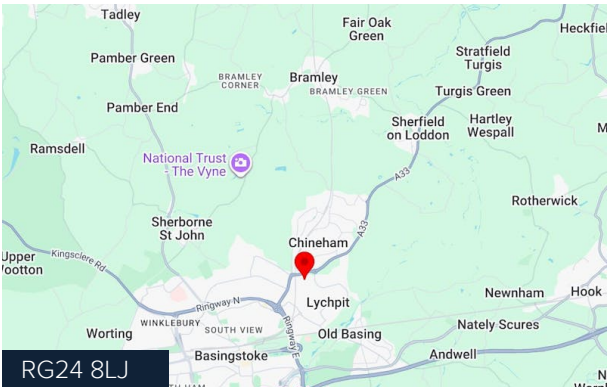
Name	sq ft	sq m	Availability
Ground	8,842	821.45	Available
1st - Offices	891	82.78	Available
Total	9,733	904.23	

VIEWINGS

Viewings to be arranged through the sole agents, Hollis Hockley.

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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