

Industrial / Warehouse

TO LET



CURCHOD&CO

TO BE REFURBISHED



Unit 4, Spectrum Court

Intec Business Park, Basingstoke, RG24 8NE

Warehouse/industrial unit

2,470 sq ft

(229.47 sq m)

- Three phase power
- 5.5m eaves height
- 4.7m (w) x 5m (h) loading door
- 4 allocated car parking spaces per unit (plus overflow)
- Range of units available

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Summary

Available Size	2,470 sq ft
Rates Payable	£12,475 per annum
Rateable Value	£25,000
Service Charge	£1.77 per sq ft
EPC Rating	E (119)

Description

Spectrum Court provides 10 warehouse/industrial units. The subject unit has a loading/roller shutter door, 5.5m eaves height, partitioned offices, a kitchenette and 2 W.Cs.

Location

Intec Business Park is located approximately 2 miles north of Junction 6 of the M3 motorway. Chineham District Shopping Centre, boasting a number of major retailers is within walking distance of the development. Regular bus services operate along Wade Road providing a direct link from Intec to Basingstoke bus station, train station and the town centre/Festival Place Shopping Centre.

Terms

A new Full Repairing and Insuring Lease for a term to be agreed, to be outside the Landlord & Tenant Act 1954.

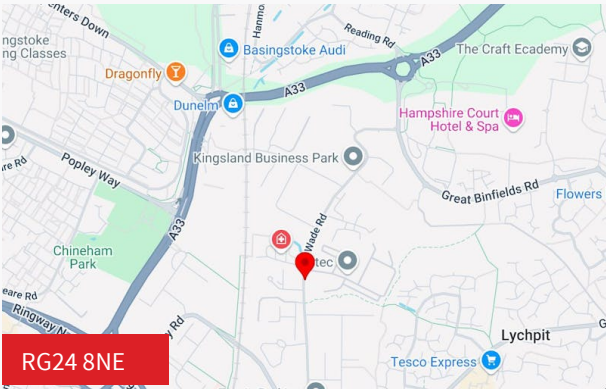
Anti Money Laundering

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 party to be responsible for the payment of their own legal costs incurred in the letting.

Prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

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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 17/07/2026

