

Industrial / Warehouse TO LET

**HOLLIS
HOCKLEY**

TO BE REFURBISHED



Units 7 & 8, The IO Centre, Brunel Road, Basingstoke, RG21 6TZ

Well located trade counter / industrial / warehouse unit, which is due to undergo refurbishment. Prominence to Brunel Rd within Houndmills.

Summary

Tenure	To Let
Available Size	4,757 to 11,544 sq ft / 441.94 to 1,072.47 sq m
Rent	Rent on application
Service Charge	Service charge TBC
Rates Payable	£4.08 per sq ft Based on valuation to 31st March 2026.
Rateable Value	£87,000
EPC Rating	C (66)

Key Points

- To be refurbished
- 2 ground level loading doors
- 1st floor offices within each unit
- Prominent, trade location within the established Houndmills Industrial Area
- Approx. 7m clear internal height
- 28 car parking spaces
- New LED lighting to be installed
- Quick access to the A339 Ringway leading to J6 M25

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DESCRIPTION

Units 7 & 8, The IO Centre in Basingstoke are due to undergo a comprehensive refurbishment with completion in Q1 2026.

The units benefit from a prominent roadside location with 28 car parking spaces. There are 2 ground level loading doors and ancillary first floor office accommodation. The units can be split subject to negotiation.

LOCATION

Located on the established Houndmills Industrial Estate, Units 7&8 the IO Centre benefit from quick access to Junction 6 of the M3, which is just 3.5 miles away, allowing occupiers to travel to London, Reading and the South Coast with ease.

The units are situated within an established trade location, with nearby occupiers including City Plumbing Supplies, The Bathroom Showroom, TLC Electrical, Starbucks and Greggs.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Offices	1,289	119.75	Coming Soon
Ground - Warehouse	10,255	952.72	Coming Soon
Total	11,544	1,072.47	

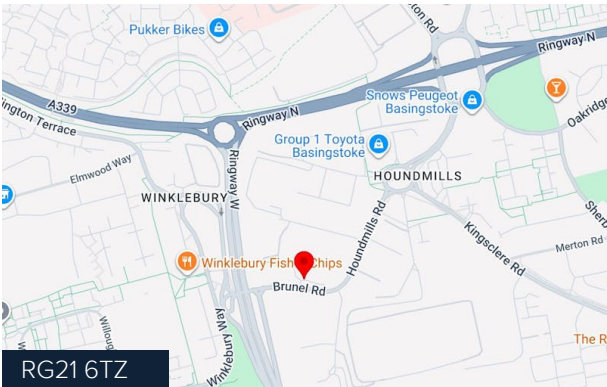
VIEWINGS

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

TERMS

The units are available on a new Full Repairing and Insuring lease, direct from the Landlord.

Quoting terms are available upon application.



Viewing & Further Information

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