



Unit 7 Prisma Park

Berrington Way, Wade Road, Basingstoke, RG24 8GT

BUSINESS PARK OFFICE INVESTMENT

1,064 to 2,129 sq ft
(98.85 to 197.79 sq m)

- Popular Business Park
- Situated near the Kingsland Business Park
- Spread of Risk (2 tenants)
- Good Specification
- Long Standing Tenants
- Generating £29,544 pax
- Purchase reflecting a NIY of 8.7%
- 8 car parking spaces in total

01256 840777

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Summary

Available Size	1,064 to 2,129 sq ft
Price	£325,000
Business Rates	Ground Floor: £11,500, 1st Floor £12,000
Legal Fees	Each party to bear their own costs
EPC Rating	B (49)

Description

Unit 7 provides a modern, self contained, 2 storey office building set within a courtyard office development comprising 2 terraces totalling 12 individual office buildings. Unit 7 is located within a well managed business environment. The property comprises 2 self contained office suites which are arranged at ground and first floor with a communal entrance lobby. The ground floor is predominantly open plan, which has been partitioned to form 2 well apportioned office areas. There is a modern kitchen, together with a single wc. Other amenities include suspended ceilings, as well as Cat 2 lighting, and modern carpets. The first floor is fitted to a similar specification which includes an open plan area, together with a separate boardroom formed of glazed partitioning and a comms room. There is air conditioning within the first floor (not tested). Essential heating is provided on both floors.

Location

Prisma Park, Berrington Way is situated just off Wade Road and has easy access to Junction 6 of the M3 motorway via the eastern Ring Road. There is therefore also good access via the A33 to the M4 and Reading. The premises is well placed to benefit from the local shopping facilities at Chineham Shopping Centre and also back into the town centre and therefore to the Railway Station.

Viewings

Strictly by appointment through the sole agents.

Terms

The freehold interest, subject to the tenancy agreements highlighted above, is for sale at a price of £325,000 plus VAT, which reflects a NIY of 8.7% assuming purchaser's costs of 4.5% and reflecting **a low capital value of £153 per sq ft**

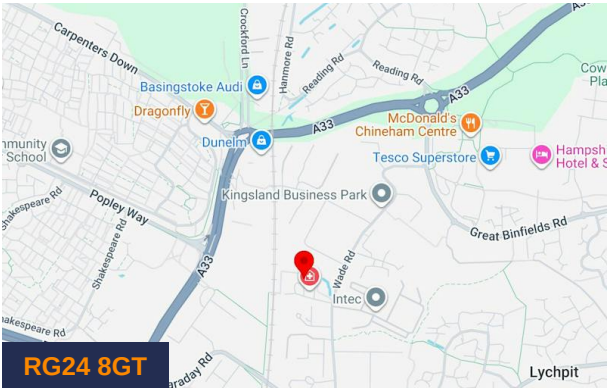
Tenancies

Ground Floor is let to Casala International B.V at a current passing rent of £14,644 pax for a term of 5 years from 21st March 2023, expiring on 20th March 2028 on effective FRI terms. 3 car parking spaces available with this unit.

First Floor is let to Apex Primecare Ltd at a current passing rent of £14,900 pax for a term of 5 years running from 21st April 2023, expiring on 20th April 2028 on effective FRI terms. 4 car parking spaces available with this unit.

Both leases have been contracted outside of the Security of Tenure Compensation Provisions of the Landlord & Tenant Act Part II as amended.

Ability to rent off 1 surplus car parking space.



Viewing & Further Information



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