



TO LET

UNIT 2, THE ENTERPRISE CENTRE
2,469 Sq Ft

07549 669044

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

UNIT 2, THE ENTERPRISE CENTRE, WEST HAM LANE, BASINGSTOKE, HAMPSHIRE, RG22 6NQ

Key Features

- Roller shutter loading door
- Separate pedestrian access
- Established commercial location in Basingstoke
- Good natural light from rooflights
- Forecourt parking / loading area
- Suitable for warehouse, storage, distribution or light industrial uses

Description

Unit 2 offers predominantly open-plan industrial / warehouse accommodation with roller shutter loading access and a separate pedestrian entrance. Rooflights provide natural light, complemented by high-level lighting.

A forecourt provides space for parking, loading and unloading. The premises offer potential for warehouse, storage, distribution or light industrial occupation, subject to the necessary consents.

Location

The property is situated at The Enterprise Centre on West Ham Lane, Basingstoke, within an established commercial location. Basingstoke town centre offers shops, restaurants and other amenities, while the mainline railway station provides connections for staff and visitors.

Accommodation

Approximate floor area: 2,469 sq ft (229.37 sq m).

Terms

Available on a full repairing and insuring lease. Further terms available on application.

Legal Costs

Each party to bear their own legal fees.

VAT

VAT is payable on the rent.

Business Rates

Further details available on application.

Service Charge

£3,916.66 per annum.

Additional Information

Rent

£29,500 per annum plus VAT.

EPC

Details available on request.

Viewings & Further Information

For further information or to arrange a viewing, please contact:

Gordon Everard — Asset Manager
Petchey Holdings
Tel: 07549 669044

