Industrial / Warehouse

TO LET

Unit 2, Enterprise Centre

West Ham Lane, Basingstoke, RG22 6NQ

Modern industrial/warehouse unit

2,469 sq ft

(229.38 sq m)

- Min eaves height approx 6.2m
- Roller shutter door 3.36m(w) x 5.01m(h)
- WC
- Allocated parking
- Loading area

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Summary

Available Size	2,469 sq ft
Rent	£29,500 per annum
Rates Payable	£11,880 per annum
Rateable Value	£27,500
Service Charge	£3,916.66 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (45)

Description

The property is due to be refurbished and consists of a warehouse, with 1x W.C within, with 1 entrance door to the front of the unit providing access. There is a roller shutter door and front loading area to allow for deliveries. The unit will be left in a shell condition ready for a tenants' fit out.

Location

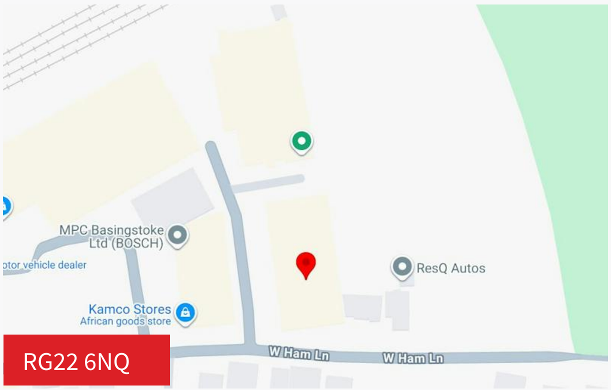
The property is located at Enterprise Centre located behind Moniton Trading Estate on West Ham Lane, off Worting Road, approximately 3 miles west of Basingstoke town centre. Junction 7 of M3 approximately 4 miles and J11 of M4 is 19 miles away.

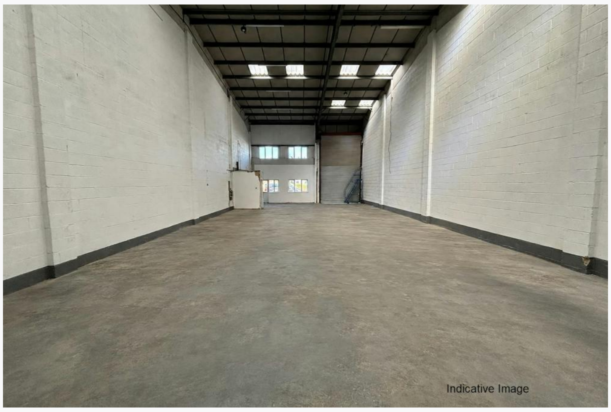
Terms

A new Full Repairing and Insuring lease is available for terms to be agreed with the Landlord.

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.





Viewing & Further Information

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