

Indicative Image

TO BE REFURBISHED



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

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

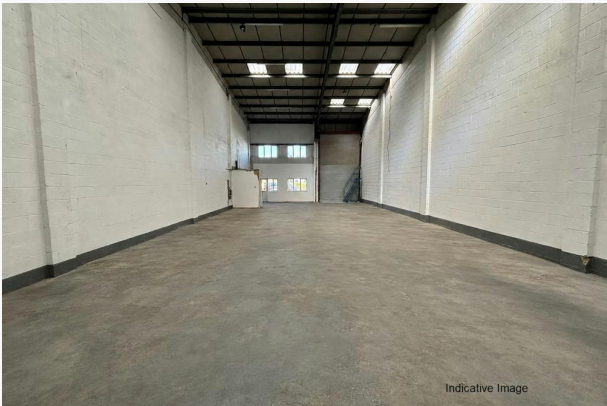
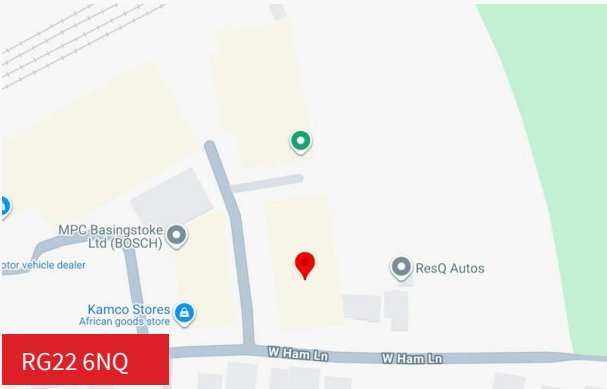
The property is located at Enterprise Centre located behind Moniton Trading Estate on West Ham Lane, off Worting Road, approximately 3 miles west of Basingstoke town centre. Junction 7 of M3 approximately 4 miles and J11 of M4 is 19 miles away.

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

Tom Nurton
01256 462222 | 07741 551255
tnurton@curchodandco.com

More properties @ curchodandco.com

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 14/09/2026