



Unit 21 Lion Court

Basingstoke, RG24 8QU

Industrial / Warehouse Premises

2,032 sq ft
(188.78 sq m)

- Popular Daneshill Industrial Estate
- 3 phase power supply
- Electric roller shutter loading door 3m (w) x 4.3m (h)
- Maximum eaves 6.8m
- Reception and office space
- WC & tea point facilities
- Car parking and loading
- Close to M3 junction 6 & Ring Road

01256 840777

www.bdt.uk.com

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Summary

Available Size	2,032 sq ft
Rent	£25,900 per annum
Business Rates	To be reassessed
Service Charge	£1 per sq ft Capped
EPC Rating	B (47)

Description

The Lion Court development forms part of 3 industrial estates directly owned by Basingstoke & Deane Borough Council. Unit 21 provides a mid-terraced industrial/warehouse unit of steel frame construction with lower elevations of part brick/part glazed curtain walling and upper elevations and roof of profile steel cladding. The unit is predominantly open plan, with a small reception area and private office, plus ancillary WC accommodation. Amenities within the building include a 3-phase power supply, electric roller shutter loading door 3m (w) x 4.3 m (h), fluorescent strip lighting, tea point facilities plus minimum eaves height of 3.1 m rising to a maximum 6.8 m.

Externally, the property offers car parking and loading facilities within the shared yard/forecourt area in front.

Location

Lion Court is situated on the north side of Roentgen road on the established Daneshill East Industrial Estate, approximately 1 mile north east of the town centre, and a half mile from the A33 Reading Road. Junction 6 of the Motorway is approximately 1 mile to the south.

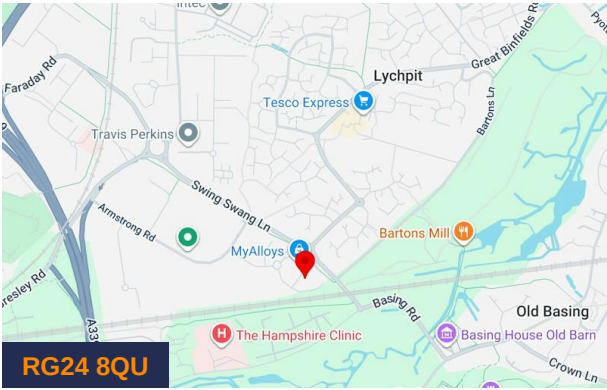
Basingstoke is 45 miles to the southwest of London adjacent to Junctions of the M3 Motorway. The M4 and Reading can be easily accessed via the A33. There is also a frequent rail service to London Waterloo, timetabled at 45 minutes. Basingstoke, with a Borough population of approximately 185,000, is a major centre for commerce and industry, having attracted several international and national companies, enjoying the benefits of a diverse range of leisure/recreational facilities and the highly acclaimed Festival Place shopping centre.

Terms

A new full repairing and insuring lease is available on terms by negotiation. The lease will be contracted outside of the Security of Tenure and Compensation provisions of the Landlord & Tenant Act 1954 Part II (as amended).

What 3 Words

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Viewing & Further Information



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