

A3/A4 DAVY CLOSE

WEST HAM INDUSTRIAL ESTATE
BASINGSTOKE RG22 6PW

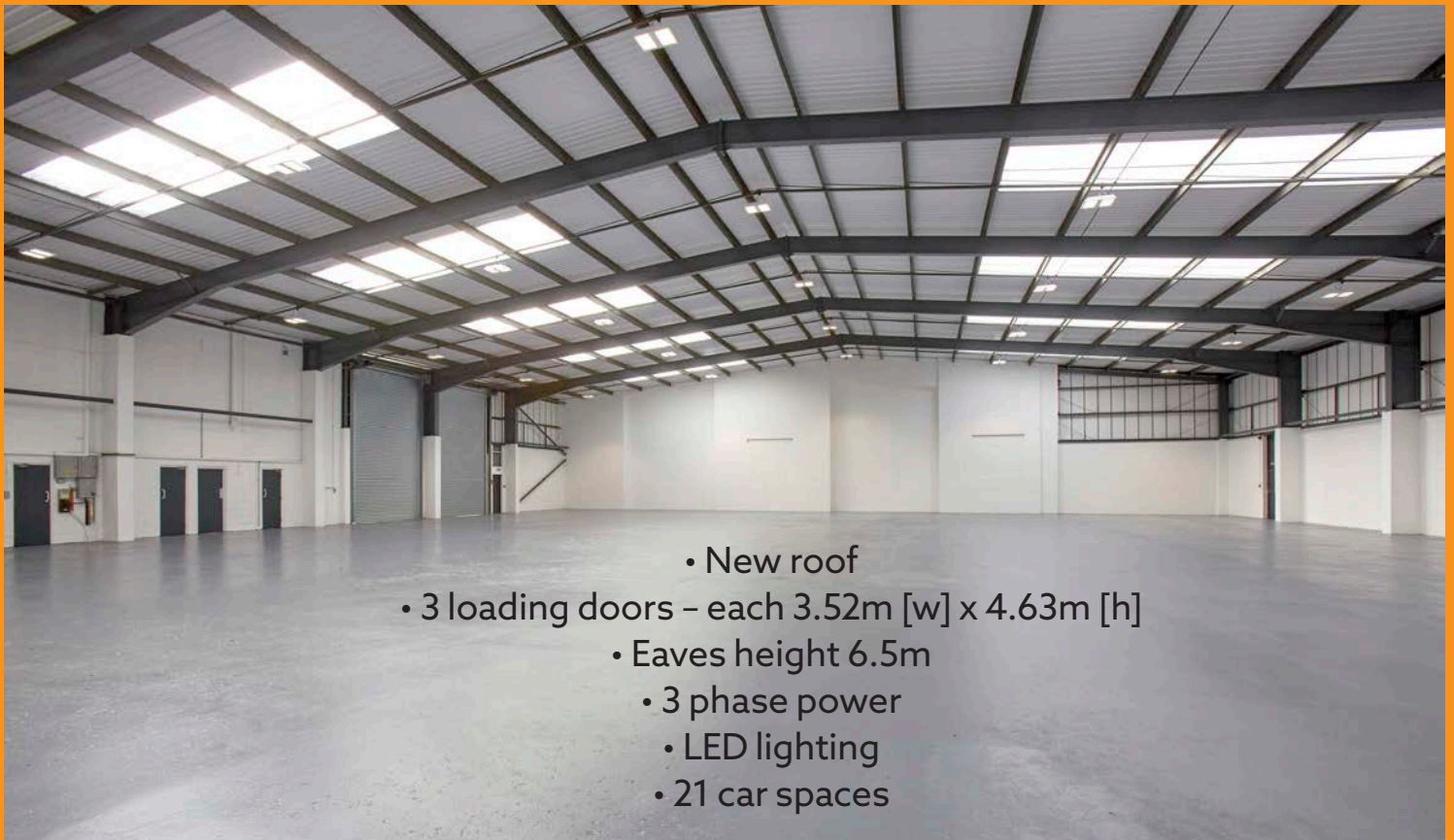


INDUSTRIAL/WAREHOUSE UNIT

14,910 SQ FT

1,385 SQ M

TO LET



- New roof
- 3 loading doors - each 3.52m [w] x 4.63m [h]
- Eaves height 6.5m
- 3 phase power
- LED lighting
- 21 car spaces



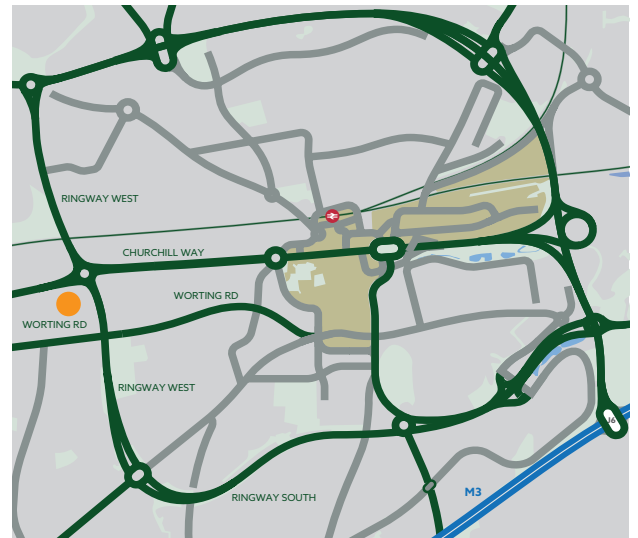
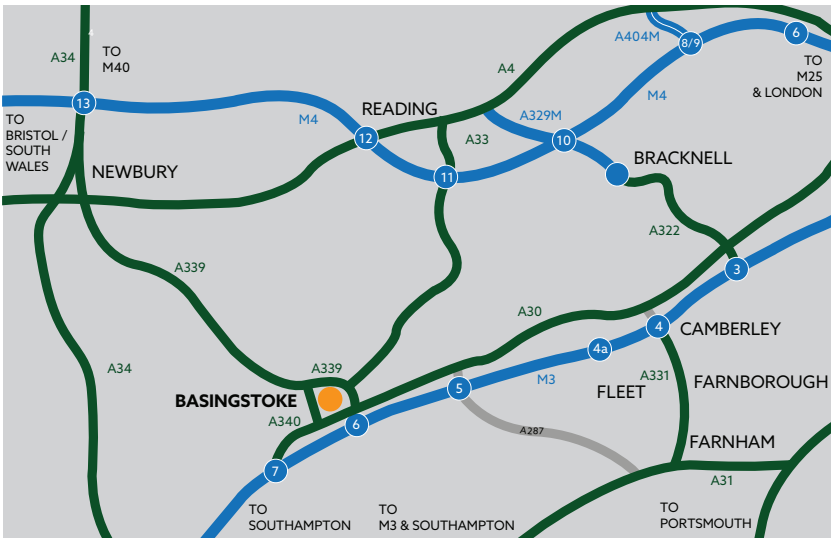
Location

Basingstoke is a major centre for commerce and industry with a borough population of approximately 150,000. The town is 45 miles to the south west of London adjacent to the M3 Motorway. There is also a frequent rail service to London Waterloo, timetabled at 45 minutes.

The property is in Davy Close, just off Morse Road on the West Ham Industrial estate, approximately 1.2 miles west of the town centre. It is within a short distance of the Ring Road and easy access is available to Reading via the A33. M3 Junctions 6 & 7 are 3 and 4 miles away respectively.

Description

Unit A3/A4 is an end of terrace unit of steel portal frame construction. The unit has profile cladding and brick elevations. There are offices at first floor with WCs and rest rooms on the ground floor. It is accessed through 3 full-height loading doors and there is designated parking to the front with additional allocated parking.



Floor areas (gross internal area)	sq ft	sq m
First floor offices	720	66.9
Ground floor offices	720	66.9
Warehouse/Industrial	13,470	1,251.4
Total	14,910	1,385.2

EPC rating

C (71)

Rent

On application.

Rates

We have been verbally informed by the Local Authority that the unit has a rateable value of £69,000.

Lease

A new lease for a term by arrangement.

Viewing

Strictly by prior appointment with the sole agents:



Brian Pickett

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