

**** Refurbishment completed April 2020 ****

INDUSTRIAL/WAREHOUSE PREMISES

TO LET

Total GIA 2,993 sq ft [278 sq m]



18 Basingstoke Enterprise Centre

West Ham Lane

Basingstoke

Hampshire

RG22 6NQ

LOCATION

Basingstoke Enterprise Centre is situated in West Ham Lane off Worting Road, approximately 3 miles west of Basingstoke town centre. Basingstoke's efficient ring road system facilitates easy access to the M3 motorway, Junction 7 approx 4 miles.

DESCRIPTION

The premises comprise essentially clear span warehousing/industrial accommodation. The estate includes a mix of industrial/trade counter and home improvement businesses. Nearby occupiers include Blue Peter Garage, Merityre, Motor Parts Direct, UK Carpets & Curtains and Ripton Windows.

ACCOMMODATION

TOTAL APPROX GIA **2,993 sq ft** **[278sq m]**

AMENITIES

- Automated loading door 4.0m (w) x 4.2m (h).
- Newly painted warehouse floor and walls.
- New LED fittings in warehouse
- Offices with new carpet and light fittings
- WC with new fixtures and fittings including new Polyflor non-slip vinyl floor
- Single WC (Disabled)
- Internal height to roof trusses 5.0m (16'4")
- 3 Phase power
- Generous car parking in front with excellent access for deliveries.
- New fire alarm installation and full electrical test
- Gas supply available but not metered.
- Perimeter power distribution in the warehouse.

LEASE TERMS

A new full repairing and insuring lease for a flexible term to be agreed. Periodic rent reviews. Provision for estate service charge.

RENT

£23,950 per annum exclusive (reflecting approx. £8.00 per sq ft).



EPC

The property has an Energy Performance Certificate Rating of 'C-60'.

RATES

Rateable Value	£16,250
Uniform Business Rate 2020/21	49.9p/£
Rates payable (estimate)	£8,108.75

LEGAL COSTS

Each party to bear their own legal costs involved in this transaction.

VIEWING

To make an appointment to view and for all further information please contact the sole marketing agents:

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