

PROMINENT TRADE UNIT

4,485 sq ft (417 sq m)

TO LET



**Unit 5 Knight Trade Park, Knights Park Road,
Basingstoke, RG21 6XE**

- **Prominent roadside position**
- **Established trade counter location**
- **Three phase power**
- **Generous forecourt**

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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 Junctions 6 & 7 of the M3 Motorway. There is also a frequent rail service to London Waterloo, timetabled at 45 minutes.

Houndmills is recognised one of the key commercial areas and Trade Counter locations in Basingstoke and is accessed from the A339 ringway north which in turn accesses all areas of Basingstoke. There is also an easy link to the train station, which is less than 15 minutes' walk away, Knights Park is considered to be one of the best trade park locations in Basingstoke fronting onto the Houndmills roundabout, with numerous other trade occupiers in the location including Brandon Tool Hire, Plumbase, CTD Tile Showroom, Kwik Fit, Crown Paints, Crown Paints, Magnets, Greggs and also several car showrooms.

DESCRIPTION: Knight Trade Park has been built as two terraces, high profile units. The available unit comprises an end of terrace unit with the benefit of a large loading door and generous forecourt at the front of the building.

FLOOR AREAS: 4,485 sq ft (416.67 sq m)

LEASE: A new lease for a term by arrangement.

RENT: £60,550 per annum exclusive.

EPC: D-97 (expired).

RATEABLE VALUE: £49,750 per annum at a current rate of £0.507.

VIEWING: Strictly by appointment with the joint sole agents:



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