

**WELL PRESENTED
WAREHOUSE / INDUSTRIAL UNIT**

10,463 sq ft (922 sq m)

TO LET



**UNIT 2 NORTHGATE, HAMPSHIRE INTERNATIONAL BUSINESS PARK
CROCKFORD LANE, BASINGSTOKE, RG24 8WH**

- Due to be fully refurbished
- 6.4 m eaves
- Loading door 6 m (W) x 3.7 m (H)
- 17 car spaces
- Excellent natural light
- LED lighting to warehouse
- 3 phase power supply
- Heating to warehouse
- Additional offices / mezzanine stores up to 6,144 sq ft in adjoining building

LOCATION:

Basingstoke lies approximately 45 miles southwest of London and is served by junctions 6 & 7 of the M3 motorway, easy access is afforded to Heathrow, Gatwick and Southampton airports. Fast and frequent rail services run to the heart of London (Waterloo is 45-50 minutes travel time). The internal road system is highly efficient, and the Festival Place Shopping Centre is regarded as one of the most successful retail developments in recent years. To view the approximate location of the building go to www.multimap.com and type in the postcode **RG24 8WH**.

The property occupies a self-contained plot on the edge of Hampshire International Business Park, adjacent to Chineham Park. The A33 Reading Road and the town's Ring Road combine to offer swift access to the M3 and M4 motorways. The town centre and railway station are also accessible within 6 minutes.

DESCRIPTION:

The property comprises part of a modern, industrial / office complex. It has the benefit of brick clad walls with ribbon windows above providing excellent natural light to the premises.

Externally, there is a shared yard in which there are 17 allocated car parking spaces.

ACCOMMODATION:

Ground floor	-	8,878 sq ft (824.80 sq m)
1 st floor	-	1,585 sq ft (147.25 sq m)
TOTAL	-	10,463 sq ft (922.05 sq m)

However, there are additional offices / storage space that could be made available of up to 6,144 sq ft, directly accessible but in an adjacent building.

LEASE:

A new lease for a term by arrangement.

RENT:

£131,000 per annum exclusive

ENERGY RATING:

The premises has an energy rating of C (67).

RATES:

The premises has a rateable value of £69,000 per annum, payable at the rate of 51.2 p in the £.

VIEWING:

Strictly by appointment through the sole agents:



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Ref: BRP/dal/Unit 2 Northgate/03.01.2024

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7 Faraday Office Park, Rankine Road, Basingstoke, Hampshire RG24 8QB.

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Finance Act 1989: Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchaser or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.