

COMPETITIVE RENT

Unit 4, Telford Road

Houndsmill Industrial Estate, Basingstoke, RG21 6YU

LOW COST INDUSTRIAL/WAREHOUSE PREMISES

4,560 sq ft
(423.64 sq m)

- Economical solution
- 3 phase electricity (not tested)
- Loading door 2.5m x 2.96m
- Shared on site car parking and allocated parking in front

Unit 4, Telford Road, Houndsmill Industrial Estate, Basingstoke, RG21 6YU

Summary

Available Size	4,560 sq ft
Rent	£9.50 per sq ft
Rateable Value	£30,250
Service Charge	£9,819.25 per sq ft (2025)
Legal Fees	Each party to bear their own costs
EPC Rating	B (40)

Description

The accommodation comprises low cost warehouse/storage. Unit 4 is an open plan industrial/warehouse unit. The accommodation has an internal height of 2.85 m eaves.

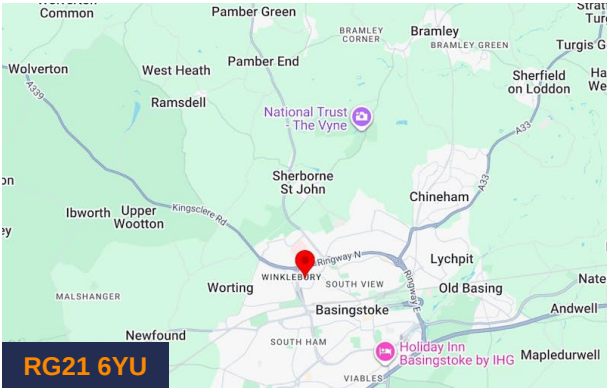
Location

Basingstoke is 45 miles to the southwest of London adjacent to Junctions 6 & 7 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 is a major centre for commerce and industry with many national companies located here and it benefits from a diverse range of leisure, recreational and shopping facilities with a Borough population of approximately 185,000.

Houndmills Industrial Estate, one of the largest and best established industrial areas in Basingstoke, is situated approximately one mile north of the Town Centre. Telford Road is just off Houndmills Road, which via the Houndmills Roundabout, provides easy access to the Ring Road system and junction 6 of the M3 motorway which is approximately 2½ miles away.

Terms

A new flexible lease for a new term to be agreed and to be outside the security of tenure and compensation provisions of the Landlord & Tenant Act 1954.



Viewing & Further Information



Russell Ware
01256 840777 | 07747 846422
russell.ware@bdt.uk.com



Andy Gibbs
01256 840777 | 07766 951719
andy.gibbs@bdt.uk.com



