



Unit E The Loddon Centre

Stroudley Road, Basingstoke, RG24 8FL

INDUSTRIAL / WAREHOUSE

6,191 sq ft
(575.16 sq m)

- **TO BE REFURBISHED**
- Electric roller shutter loading door - 5m (w) x 5.1m (h)
- Minimum eaves 5.66m rising to 6.96m at the ridge
- 3 phase power supply
- Useful mezzanine storage
- First floor offices
- 8 car spaces

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Summary

Available Size	6,191 sq ft
Rent	£71,200 per annum
Rateable Value	£44,750
Service Charge	To be confirmed
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (75)

Description

The property comprises an end of terrace, industrial / warehouse unit, located on the popular Loddon Centre with direct access off Wade Road. Unit E is of steel portal frame construction with brick and steel-clad elevations, all under a pitched roof incorporating light panels. Amenities include an electric roller shutter loading door 5m wide x 5.1m high, minimum eaves 5.66m rising to 6.96m at the ridge, undercroft storage area of 448 sq ft, 3 phase power supply plus useful mezzanine storage. The first floor offices provide open plan space plus a board room with benefits including suspended ceiling with recessed lighting, perimeter trunking, carpet tiles plus access directly onto the mezzanine. Externally the property benefits from parking for approximately 8 cars plus a useful loading area.

Location

Basingstoke is a major centre for commerce and industry with a Borough population of approximately 185,000. The town is 45 miles to the southwest of London, adjacent to junctions 6 & 7 of the M3 motorway. There is also a frequent rail service to London Waterloo, with a fastest journey timetabled at 45 minutes.

The Loddon Centre is situated on Stroudley Road with direct access off Wade Road, approximately 1½ miles from Basingstoke town centre and J6 of the M3 motorway. The mainline railway station is approximately 5 minutes away by car, along with frequent bus services running to and from Wade Road which is the main arterial route through the Daneshill and Kingsland Industrial Estates. The popular Chineham Shopping Centre, including Tesco Superstore is less than 1 mile distant.

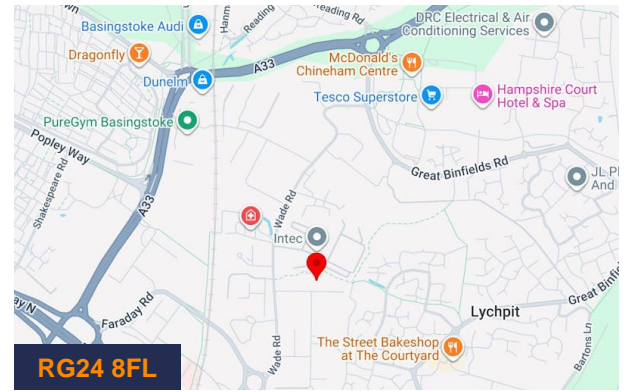
Accommodation

The accommodation comprises the following GIA areas:

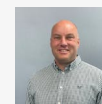
Name	sq ft	sq m	Availability
Ground - Industrial/Warehouse	4,181	388.43	Available
1st - Offices	845	78.50	Available
Mezzanine - storage	1,165	108.23	Available
Total	6,191	575.16	

Lease Terms

A new full repairing and insuring lease is available on terms by negotiation.

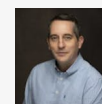


Viewing & Further Information



Andy Gibbs

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



Russell Ware

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

