



Unit 10 Grafton Way

West Ham Industrial Estate, Basingstoke, RG22 6HY

2 STOREY BUSINESS UNIT

4,580 sq ft
(425.50 sq m)

- To be refurbished
- 3 phase power
- 14 car spaces
- Loading door (3m x 2.48m)
- Vaulted ceilings to first floor
- Air-conditioning to offices
- WC and kitchenette facilities
- Maximum ground floor height 2.76 m
- Perimeter trunking and carpeting to first floor offices

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Summary

Available Size	4,580 sq ft
Rent	£48,000 per annum
Rateable Value	£43,250
Service Charge	£0.30 per sq ft
EPC Rating	D (95)

Description

Unit 10 Grafton Way comprises a mid-terrace of steel frame construction with brick elevations under a pitched roof. The accommodation is laid out over two floors and can be used for a variety of uses. The ground floor provides storage/assembly space with the first floor fitted out as open plan offices. Amenities within the building include a ground floor reception area, fluorescent strip lighting to the ground floor, up and over loading door 3 m (w) to 2.48 m (h), maximum height on the ground floor 2.76 m, WC facilities on each floor, plus a first floor kitchenette. The first floor offices offer carpeting throughout, air-conditioning, vaulted ceilings providing excellent natural light plus perimeter trunking.

Externally, the property offers parking for approximately 14 cars.

Location

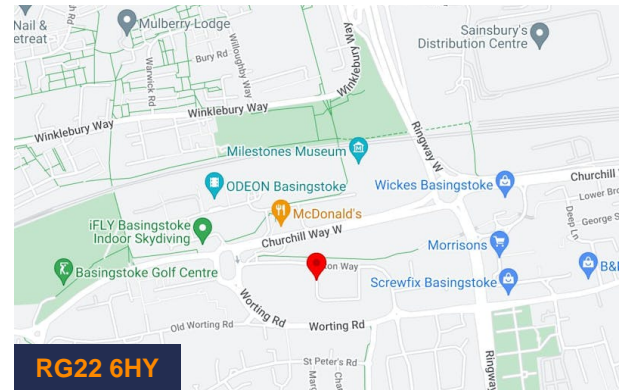
The premises are situated on the established West Ham Industrial Estate, which is within 1.5 miles of Basingstoke town centre. The estate is almost adjacent to the Ring Road which provides fast and easy access to the M3 motorway at Junctions 6 & 7, approximately 3 and 4 miles away respectively. There are good local amenities with a Lidl within a short walking distance as is Costa Coffee and McDonalds. 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, with a Borough population of approximately 185,000, is a major centre for commerce and industry, having attracted several international and national companies, enjoying the benefits of a diverse range of leisure/recreational facilities and the highly acclaimed Festival Place shopping centre.

Terms

A new full repairing and insuring lease is available on terms by negotiation. The lease will be contracted outside the Security of Tenure and Compensation Provisions of the Landlord & Tenant Act 1954 Part II (as amended).

Viewings

Strictly by appointment with sole agents.

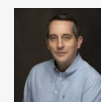


Viewing & Further Information



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