

FREEHOLD DEVELOPMENT OPPORTUNITY (STPP) 1.67 (ACRES)

Colliers

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FOR SALE

Gem Sensors, Lennox Road, Basingstoke, RG22 4AW

Key Points:

- Opportunity to acquire an approx. 1.67 acre site with redevelopment potential to alternative uses such as industrial (STPP) or Open Storage
- Prominently located in an established industrial area of Basingstoke
- Vacant office building extending to a GIA of 39,506 sq ft (3,670 sq m) spread over ground, first and second floors.
- Property offered with full vacant possession
- Offered on a freehold basis
- Self contained secure site
- Located in close proximity to J6 and J7 of the M3 motorway junctions (2.5miles)



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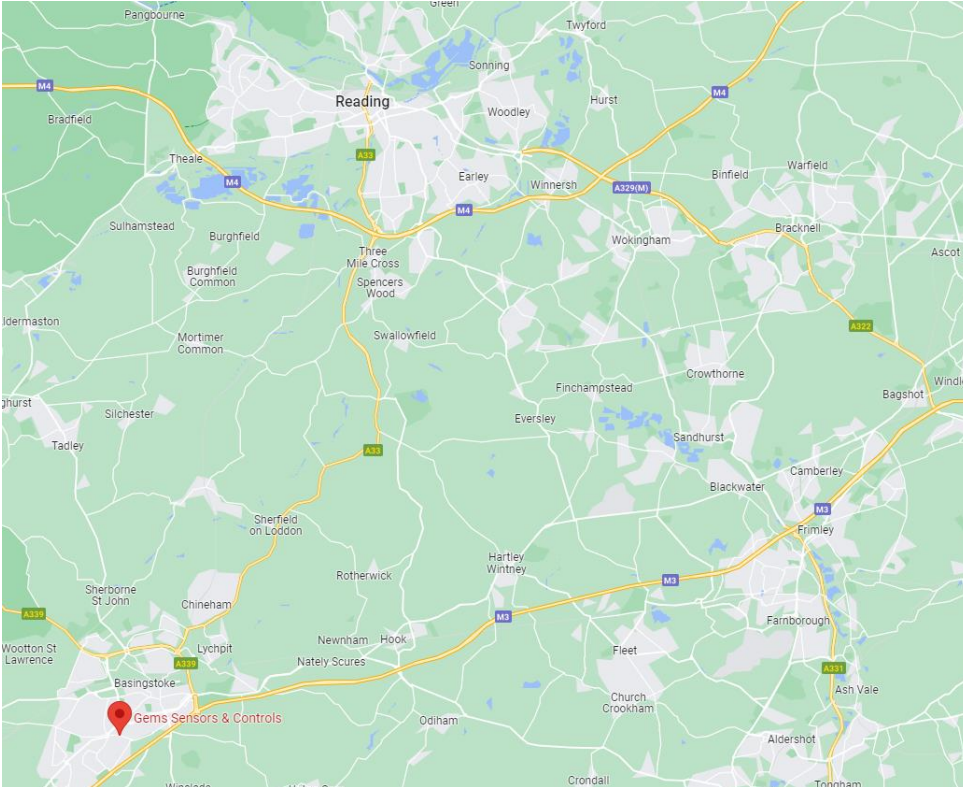
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Location

The site is located in Basingstoke, 45 miles southwest of London and is situated in a key commercial and retail warehouse area just off Lister Road. The M3 motorway is accessed by either junction 6 or 7 which are both within 5 minutes' drive time of the property providing excellent access into Camberley, Newbury, and Reading.

The M4 at junction 11 and Reading can be easily accessed via the A33 from Basingstoke. There is also a frequent rail service to London Waterloo, timetabled at 45 minutes.



Description

The site comprises a self contained 1.67-acre plot and is accessed via Lennox Road. The existing office building extends to 39,506 sq ft and is arranged over ground, first and second floors with ample parking for up to 100 cars.

The surrounding area predominately comprises of industrial units to the north and east and a new Aldi food store and retail warehousing development to the west.

Planning

We understand that the property has planning for Class E use under the Town & Country Planning (Use Classes) Order 1987 and understand that B8 planning would be an acceptable use however would recommend interested parties make their own enquiries.

Rateable Value

The rateable value for the premises with effect from 1st April 2023 is £208,000

VAT

The property is not elected for VAT.

Tenure

Available on a freehold basis with vacant possession. Title Number: HP37918

EPC

Available upon request.

Proposal

Offers are invited on an unconditional basis.

Contact

Price on application. For further information and to arrange inspections please contact sole agents Colliers. The history of the site is well understood, and reports are available upon request.



Business

Disclaimer

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ANTI MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.

Externals

