



UNDER OFFER



The Steventon Estate

Steventon, Basingstoke, RG25 3BL

Fully refurbished warehouse premises.

6,566 sq ft

(610 sq m)

- Unit 1 Let to Science Projects
- 1 mile from A303 Micheldever Junction
- Good access to M3 & A34
- Fully refurbished unit
- 2 electric roller shutter doors
- Car parking/loading apron
- 3 phase power available

Summary

Available Size	6,566 sq ft
Rent	£7.50 per sq ft
Business Rates	TO BE ASSESSED
Service Charge	TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand

Description

The subject unit has undergone a full refurbishment, with new cladding and insulated roof. There is an electric roller shutter door at the northern and southern elevations of the property (5.84m Wide by 4.89m High), which provides easy access for loading and deliveries.

There is a minimum eaves height of 2.37 metres along the eastern elevation, and 3.00 metres on the western elevation, rising to approximately 6.09 metres in height.

Location

The property is conveniently located just north of Popham and is accessed via the Micheldever Junction of the A303. Follow the Steventon Road for approximately 1 mile and the property is on your right-hand side, at the entrance of the Steventon Estate.

Basingstoke is approximately 6 miles to the east, and access to the motorway network is via the A303 and M3 which are both a short distance from the Steventon Estate.

The Village of North Waltham is located approximately 2 miles providing local amenities, including a convenience store and pub.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Unit - 1	7,896	733.56	£59,220 /annum	Let
Unit - 2	6,566	610	£49,250 /annum	Under Offer
Total	14,462	1,343.56		

Terms

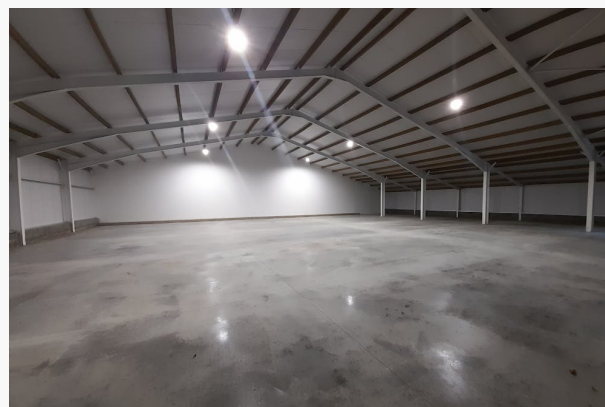
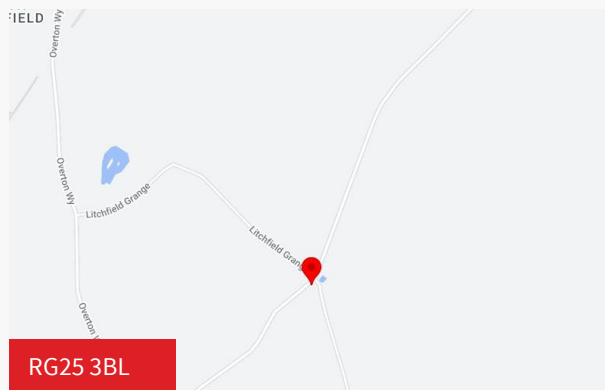
A new FRI lease to be agreed, subject to periodic rent reviews, contracted outside of the Landlord & Tenant Act 1954, Part II (as amended).

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs

Each party to bear their own legal costs.



Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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